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S.F. PLANNING COMMISSION

NOTICE OF MEETING & CALENDAR

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SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

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JAN - 4 2000

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Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 6, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 99.516C (BEATTY)
262-268 CHESTNUT STREET, north side between Grant and Kearny Streets, Lot 5 in Assessor's Block 55-- Request for Conditional Use authorization to subdivide the subject lot, with one single family dwelling on each lot. The two lots would have front widths of 18 feet-6 inches, which is less than the required width of 25 feet. The subject lot is in an RH-3 District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 16, 1999)
(Proposed for Continuance to January 20, 2000)
2. 99.602CV (ALVIN)
4445 - 3RD STREET, southeast corner of 3rd and La Salle Streets, Lots 17, 17A, and 30 in Assessor's Block 5291-- Request for Conditional Use Authorization under Planning Code Section 121.1 to merge 3 lots into one lot of approximately 18,736 square feet; creating a lot size development for a lot greater than 10,000 square feet pursuant to Section 712.11 and to construct a four story mixed use building including 30 affordable dwelling units. The proposal also requests a **Conditional Use Authorization** under Section 712.39 to demolish four dwelling units on the second story within an NC-3 (Moderate Scale Neighborhood Commercial) District, the Third Street Special Use District and a 40-X Height and Bulk District.
(Proposed for Continuance to January 20, 2000)
3. 99.630C (FALLAY)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (Assembly, Personal and Social Services) above the ground story, as required by Planning Code Section 209.8, in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
(Proposed for Continuance to January 27, 2000)

B. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption - draft minutes of December 9, and 16, 1999.
5. Commission Matters

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSENT CALENDAR

8. 99.799Q (KOONTZ)
1701-1705 PAGE STREET, south side between Cole Street and Clayton Street, Lot 1 in Assessor's Block 1230, six-unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Note: On October 28, 1999, after public testimony the Commission closed the public hearing. Commissioner Chinchilla was absent.

G. REGULAR CALENDAR

9. 1999.861 ETI (ROSETTER)
REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval, are in violation of the law, or have become a public nuisance.
10. 1999.533ET (ROSETTER)
CHILD-CARE OPTION AMENDMENT, Amend Section 314.1 and 314.4 of the Planning Code to allow a developer to satisfy the child-care requirement by entering into an arrangement pursuant to which a nonprofit organization would provide a child-care facility at a site within the City.
11. 1999.532ET (ROSETTER)
PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street

and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site. (Continued from Regular Meeting of December 2, 1999).

12. 98.635E (NAVARRETE)
BRYANT SQUARE PROJECT, Public Hearing on Draft Environmental Impact Report. On Assessor's Block 4080, Lots 7, 11, 12, 13, and 14, the approximate 166,815 gross square foot project would include construction/renovation of about 152,600 gross square feet of office, about 9,550 gross square feet of retail, and about 4,700 square feet of light industrial after demolishing about 34,000 square feet of offices, light industrial, and arts-related uses in three structures and renovating two existing structures. The project site is in two Use Districts: M-1 (Light Industrial) and C-M (Heavy Commercial), and is in a 65-B Height and Bulk District. **Note: Public comments will be accepted from November 20, 1999, to January 6, 2000 at 5:00 p.m. or the close of the Public Hearing before the Planning Commission, whichever is later.**
13. 1998.496C (PAEZ)
333 DOLORES STREET. The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Conditional Use to expand an existing elementary school from pre-school through fourth grade to include pre-school through eighth grade, as well as to construct a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 9, 1999).
Note: On October 28, 1999, after public testimony the Commission closed public hearing. Commissioner Chinchilla was absent.
14. 99.027BC (BANALES)
160 KING STREET. on the north side, being a through lot to Townsend Street, between 2nd and 3rd Streets; Lot 25 in Assessor's Block 3794 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit new construction of a 9-story over basement office building, not to exceed 176,000 square feet of office space. Request for Conditional Use authorization to allow Special Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271. This notice shall also set forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 and 314.4. The is within an M-2 (Heavy Industrial) and 105-F Height and Bulk District.
The project sponsor amended the project to reduce the parking to no more than one parking space for 750 sq. ft. of occupied office space or up to 229 spaces. The basement level for parking is being eliminated.
(Continued from Regular Meeting of December 2, 1999).

15. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
(Continued from Regular Meeting of December 2, 1999)
16. 98.173E (MALTZER)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project.** The site currently contains a two-story office building and a one-story to two-story building occupied by a warehouse, offices, and retail outlet for an import company, and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Continued from Regular Meeting of December 2, 1999).

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately **5:00** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

17. 98.173D (MILLER)
526-548 BRANNAN STREET, through lot to Freelon Street between 4th and 5th Streets, Lots 038 and 041 in Assessor's Block 3777 -- Staff-initiated Discretionary Review of BPA Nos. 9803230, 9905488, 9905479, 9803229, and 9918996, proposing to demolish two buildings and to construct three new live/work buildings with a total of 108 units in a SLI (Service, Light Industrial, Residential) District, a 50-X Height and Bulk District, and in an Industrial Protection Zone.
(Continued from Regular Meeting of December 2, 1999).
18. 98.891D (MILLER)
2002 THIRD STREET & 595 MARIPOSA STREET, southwest corner of the intersection of 3rd and Mariposa Streets, Lots 023 and 022 in Assessor's Block 3995 -- Staff-initiated Discretionary Review of BPA Nos. 9913151S and 9913353S, proposing to construct two new

live/work buildings at 2002 - 3rd Street and 595 Mariposa Street with 38 and 8 units, respectively, in a M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and in a Mixed Use Housing
(Continued from Regular Meeting of December 2, 1999).

19. 99.653D (MIRAMONTES)
2515 SCOTT STREET, west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of December 2, 1999).
20. 99.785D (WILSON)
350 DIVISADERO STREET, east side between Oak and Page Streets, Lot 027 in Assessor's Block 1217 -- Request for Discretionary Review of BPA No. 9918820, proposing to convert a ground-story retail space to use as a non-profit medical marijuana clinic in a NC-2 (Small-Scale Neighborhood Commercial District).
21. 99.418D (MARTIN)
45 JUNIPER STREET, north east side between Harrison and Folsom Streets, Lot 038 in Assessor's Block 3520 -- A Staff-initiated Discretionary Review of BPA No. 9907694, proposing to construct a three-unit residential building on a vacant lot in a SLR (Service/Light Industrial/Residential Mixed Use District) and a 50-X Height and Bulk District.

Adjournment: _____



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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 6, 2000
1:30 PM

Regular Meeting

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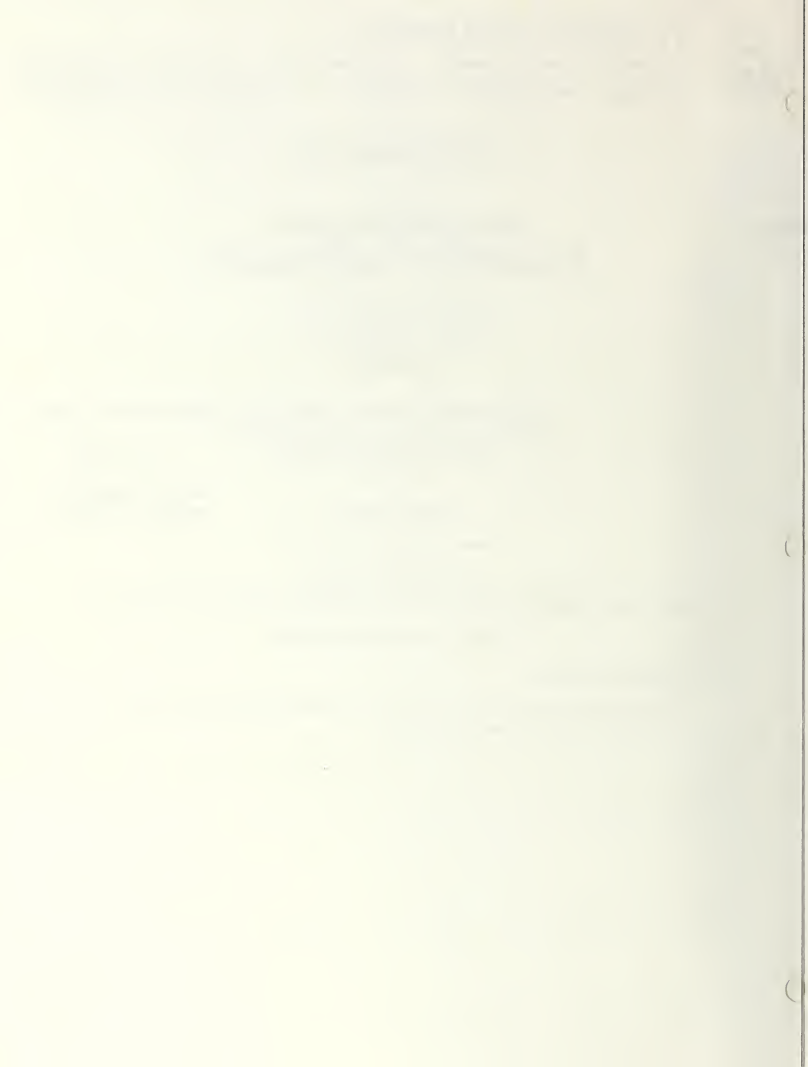
Anita Theoharis, President
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Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

D. DIRECTOR'S REPORT

Interim Zoning Controls for Industrial Protection Zones and Mixed Use Housing Zones -
Interpretation Regarding Pipeline Applications.



**SAN FRANCISCO
PLANNING COMMISSION
&
REDEVELOPMENT AGENCY COMMISSION**

**Notice of Meeting
&
Calendar
of
Special Joint Meeting**

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JAN 11 2000

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**Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 13, 2000**

12:00 PM

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12:00 PM

ROLL CALL

PLANNING:	Commission President:	Anita Theoharis
	Commission Vice President:	Beverly Mills
	Commissioners:	Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
REDEVELOPMENT:	Commission President:	Benny Y. Yee
	Commission Vice President:	Mark Dunlop
	Commissioners:	Leroy King, Neli Palma, Ramon Romero, Darshan Singh, Lynette Sweet

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B. SPECIAL CALENDAR

1. 1998.090E (KUGLER)
YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT (City Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43. **Environmental Impact Report Certification.** The proposed project would expand the existing Yerba Buena Center Redevelopment Project Area by approximately 200,000 square feet and construct a mixed-use project at the site of the former Emporium Building on a portion of Block 3705 bounded by Market, Fourth, Mission, and Fifth Streets. The project would include retail (department store and specialty shops), entertainment and restaurants, up to 9 cinemas, office space, and an approximate 465 room hotel, totaling about 1.571 million gross square feet and would retain, rehabilitate and restore the Market Street facade of the historic Emporium department store. The project also includes retaining, rehabilitating and reusing the Emporium dome and rotunda which would be raised about 55 feet and

installed at the roof level of the proposed project. Other existing buildings on the site between Jessie and Mission Streets would be demolished and replaced with the new construction, while Jessie Street would be closed as a through connection between Fourth and Fifth Streets, and realigned with connections to Mission Street.

For consideration by the Planning Commission only:

2. 1998.090RR (MONTANA)
YERBA BUENA CENTER REDEVELOPMENT PRELIMINARY PLAN AMENDMENT
Consideration of a finding of consistency with the General Plan, as it is proposed to be amended, for text and map amendments to the Yerba Buena Center (YBC) Redevelopment Preliminary Plan to remove the portion of Lot 67 of Assessor's Block 3724 that is not currently within the YBC Redevelopment Project Area. The area to be amended, called the Emporium Site Area, is generally bounded by Market, Mission, Fourth and Fifth Streets. Consideration of approval of the amendments to the YBC Redevelopment Preliminary Plan for transmittal to the Director of the Redevelopment Agency. Please note that the Planning Commission on, October 22, 1998 by Resolution No. 14719, amended the YBC Redevelopment Preliminary Plan to include several parcels of Assessor's Block 3705 and the entirety of Lot 67 of Assessor's Block 3724. These lots constituted an "Emporium Site Area" which was to be further studied for possible inclusion into the YBC Redevelopment Plan and Project Area. Since October 1998, several design studies have occurred and the currently proposed project would not require the use of the western portion of Lot 67 of Assessor's Block 3724. It is therefore requested that the Planning Commission remove that property from the YBC Redevelopment Preliminary Plan boundaries.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 13, 2000

2:00 PM

Regular Meeting

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JAN 11 2000

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Know Your Rights Under the Sunshine Ordinance

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 351-3510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

2:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.312E (JAROSLAWSKY)
699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - **Appeal of Preliminary Negative Declaration**. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.
(Continued from Regular Meeting of December 2, 1999).
(Proposed for Continuance to January 27, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Proposed adoption of Planning Commission hearing schedule for 2000.
3. Commission Matters

D. DIRECTOR'S REPORT

- 4 Director's Announcements.
- 5 Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
- 6 Status report on the Annual Limit (Office Development Limitations Program, Planning Code Sections 320-325) for office buildings. (BADINER)
- 7 98.472C (PURVIS)
140 SOUTH VAN NESS, Presentation of a three-dimensional model of a mixed-use PUD project to show context and design details. This project was approved, with conditions, by the Commission on June 3, 1999 under Motion No. 14837. It is presented as an informational item only.

E. CONSENT CALENDAR

- 8 99.799Q (KOONTIS)
1701-1705 PAGE STREET, south side between Cole Street and Clayton Street, Lot 1 in Assessor's Block 1230, six-unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
(Continued from Regular Meeting of January 6, 2000)

F. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

- 9 99.489C (PURVIS)
201 9TH STREET, between Howard and Folsom Streets; Lot 82 in Assessor's Block 3729: Request for Conditional Use Authorization under Planning Code Section 181 (f) to permit the intensification of operation for a legal non-conforming nighttime entertainment use (known as "Asia SF") in an SLR (Service/Light Industrial/Residential) District within the South of Market Mixed Use District with a 50-X Height and Bulk Designation..
(Continued from Regular Meeting of November 18, 1999)
Note: On November 18, 1999, following public testimony, the Commission closed the public hearing and passed a motion to approve the Conditional Use Authorization for live entertainment with amended conditions, and a motion of intent to disapprove the extended hours for the entertainment. The vote was +7 -0. A revised draft motion to this effect will be presented to the Commission.

G. REGULAR CALENDAR

- 10 99.027BC (BANALES)
160 KING STREET, on the north side, being a through lot to Townsend Street, between 2nd and 3rd Streets; Lot 25 in Assessor's Block 3794 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit new construction of a 9-story over basement office building, not to exceed 176,000 square feet of office space. Request for Conditional Use authorization to allow Special Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271. Request for Planned Unit Development to allow a reduction in Planning Code requirements for parking. This notice

shall also set forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 and 314.4. The is within an M-2 (Heavy Industrial) and 105-F Height and Bulk District.

The project sponsor has amended the project to reduce the parking to 307 parking spaces where 343 spaces are required by the Planning Code. The basement level for parking is being eliminated.

(Continued from Regular Meeting of January 6, 2000).

11. 98.902E (KUGLER)
1ST AND HOWARD STREETS PROJECT, Assessors Block 3720-lots 5, 6 and 7; Block 3721-lots 10, 11, 35 and 88; Block 3736-lots 1, 2, 3A, 4 and 116; and Block 3737-lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26. **Environmental Impact Report Certification.** The proposed project would demolish all but one of the existing structures on the four corners of the intersection of First and Howard (south of the Transbay Terminal) and construct four office buildings in the C-3-O (SD) (Downtown Office, Special Development) District in the South of Market area. The new space would be approximately 1,120,000 sq. ft. of office and about 56,000 sq. ft. of retail. About 1,233 underground valet parking spaces are proposed. The Article 11, Category I historic structure at 231 First St. would be retained and converted to restaurant or retail and office use.
12. 99.626C (BORDEN)
851 HEAD STREET, north side, between Ashton Avenue and Holloway Avenue; Lot 14 in Assessor's Block 6923 -- Request for a Conditional Use authorization under Planning Code Section 209.3(c) (Institutional Uses Permitted in R Districts) to change the use of an existing building in the RH-1(D) (House, One-Family (Detached Dwellings) District and a 40-X Height and Bulk District.
13. 99.644C (WILSON)
259 BROAD STREET, south side between Orizaba and Capitol Avenue; Lot 52 in Assessor's Block 7114 - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c); in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
14. 99.730C (PEPPER)
1100 OAK STREET, northwest corner at Divisadero; Lot 016 in Assessor's Block 1215 -- Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing commercial building as part of Sprint's wireless telecommunications network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
Note: On December 16, 1999, after public testimony the Commission closed public hearing and instructed staff to determine whether or not the penthouse is a dwelling unit. Commissioners Theoharis and Martin were absent.

H. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately **4:00p.m.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up

to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

15. 99.740D

(PEPPER)

3525 CLAY STREET, south side between Laurel and Locust Street, Lot 026 in Assessor's Block 1010 - Request for Discretionary Review of BPA No. 9913221, proposing to construct a new rear addition to the kitchen in a RH-1 (House, One-Family) District and a 40-X height and Bulk District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 20, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 18 2000

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Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.218E (COOPER)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessors Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative Declaration**. The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.
(Continued from Regular Meeting of December 16, 1999).
(Proposed for Continuance to February 17, 2000)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

2. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.
3. Commission Matters

D. DIRECTOR'S REPORT

4. Director's Announcements.
5. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSENT CALENDAR

6. 1999.855Q (PURVIS)
1344 BALBOA STREET, south side between 14th and 15th Avenues, Lot 18 in Assessor's Block 1557, six-unit residential condominium conversion subdivision in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. This is an uncontested case.

F. REGULAR CALENDAR

7. 1999.861 ETI (ROSETTER)
REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval, are in violation of the law, or have become a public nuisance.
(Continued from Regular Meeting of January 6, 2000).
8. 1999.734ET (ROSETTER)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".
9. 1999.819CR (PEPPER)
330 GROVE STREET, northeast corner at Gough Street; Lot 029 in Assessor's Block 0792 -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the existing City-owned Performing Arts parking garage as part of Sprint's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
10. 1999.712C (LeBLANC)
3138 FILLMORE STREET, on the east side between Pixley and Greenwich Streets; Lot 021 in Assessor's Block 0516 -- Request for Conditional Use authorization to allow the conversion of an existing nonconforming bar (serving bar food) with live entertainment to a bar and full-service restaurant with live entertainment, as required per Sections 186.1(b) and 186.1(c)(3)(A) and defined in Sections 790.22, 790.92 and 790.38 of the Planning Code, within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

11. 1999.602C (ALVIN)
4445-3RD STREET, southeast corner of 3rd and La Salle Streets, Lots 17, 17A, and 30 in Assessor's Block 5291-- Request for Conditional Use Authorization under Planning Code Section 121.1 to merge 3 lots into one lot of approximately 18,736 square feet; creating a lot size development for a lot greater than 10,000 square feet pursuant to Section 712.11 and to construct a four story mixed use building including 30 affordable dwelling units. The proposal also requests a Conditional Use Authorization under Section 712.39 to demolish four dwelling units on the second story within an NC-3 (Moderate Scale Neighborhood Commercial) District, the Third Street Special Use District and a 40-X Height and Bulk District.
12. 1999.207C (ZWIERZYCKI)
316 - 318 LELAND AVENUE, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
13. 1999.857C (SNYDER)
694 VALENCIA STREET, west side between 17th and 18th Streets, Lot 9 in Assessor's Block 3577 -- Request for Conditional Use authorization under Planning Code Section 726.41 to allow the service of liquor at a new full-service restaurant in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. The new restaurant will be located at a vacant storefront space in between two commercial establishments known as the Busy Bee Market and Garbo's.
14. 1999.689CR (MARTIN)
833 MISSION STREET, south side between 4th and 5th Streets; Lot 067, Assessor's Block 3724 -- Request for Conditional Use Authorization under Sections 234.2 and 209.6(b) of the Planning Code to install four building mounted panel antennae on the 4th Street side of the existing structure, with the base transceiver station to be located on the fifth floor of the building as part of a wireless communication network in a P (Public) Zoning District and 90-X/340-I Height and Bulk Districts.
15. 1999.516C (BEATTY)
262-268 CHESTNUT STREET, north side between Grant Avenue and Kearny Street, Lot 5 in Assessor's Block 55-- Request for Conditional Use authorization to subdivide the subject lot, with one single family dwelling on each lot. The two lots would have front widths of 18 feet-6 inches, which is less than the required width of 25 feet. The subject lot is in an RH-3 District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 6, 2000)
16. 1999.486C (BEATTY)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275.-- Request for Conditional Use authorization to construct an addition to the existing building above a height of 40 feet. The proposal is to expand four of the units on the top floor to create a partial sixth story, for a total height of 52 feet. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of December 16, 1999).

17. 98.369A (KOMETANI)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Certificate of Appropriateness authorization under Planning Code, Article 10, to demolish an existing one-story parking structure and to construct a new five-story building in the Jackson Square Historic District. The subject property is zoned C-2 (Community Business) District, is in a 65-A Height and Bulk District, and is in the Washington-Broadway Special Use District
(Continued from Regular Meeting of December 16, 1999)
18. 98.369B (KOMETANI)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Project Authorization under Sections 321 and 322 of the Planning Code to allow the creation of office space greater than 25,000 gross square feet (gsf). The property is in the Jackson Square Historic District, Washington-Broadway Special Use District, a C-2 (Community Business) District, and a 65-A Height and Bulk District. The proposal is to demolish a single-story off-street parking structure and construct a new five-story office building approximately 60 feet tall, containing approximately 32,500 gsf of office space, 521 gsf of ground floor retail space, and approximately 7,500 gsf of off-street parking (15 spaces).
(Continued from Regular Meeting of December 16, 1999).

5:00 P.M.

19. BERNAL SOUTH SLOPE STUDY (MONTANA)
--Consideration of adopting a policy of automatic discretionary review for new construction proposed on VACANT parcels with slopes greater than 20 percent, or on parcels that front on undeveloped streets or that do not yet have City utilities extended to the property within an area of the City generally bounded by Crescent Street to the north, Gates Street to the east, Alemany Boulevard to the South, and to an area generally bounded by Jarboe, Peralta (both sides of street), Tompkins and Bradford Streets. This DR policy would be in effect for two years or until a cumulative impact study was prepared by the City which addressed slope stability, construction of roadways, utilities and other infrastructure to these undeveloped areas, pedestrian and traffic circulation systems, open space systems and urban design neighborhood character effects of hillside developments in the study areas.

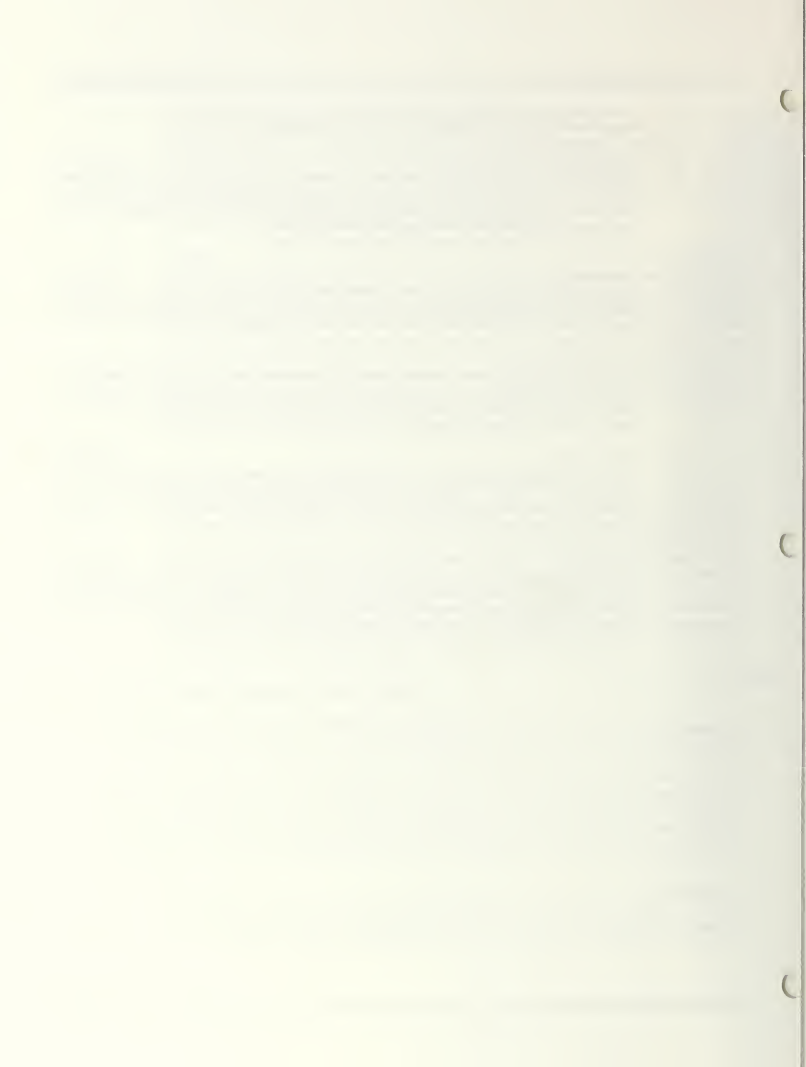
H. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately **5:30 p.m.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

20. 1999.753D (ZWIERZYCKI)
1051 GENEVA AVENUE (AKA 881 LISBON STREET), northeast corner of Geneva Avenue and Lisbon Street, Lot 015 in Assessor's Block 6407 -- Request for Discretionary Review of BPA No. 9905545, proposing to legalize the second unit on the ground floor of a two-story,

- two-unit building in a RM-1 (Residential, Mixed, Low Density) District.
(Continued from Regular Meeting of December 16, 1999).
21. 1999.751D (PEPPER)
3949 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 034 in Assessor's Block 0991 -- Request for Discretionary Review of BPA No. 9914996, proposing to merge two dwelling units into one single-family dwelling and construct a three-story rear addition in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 16, 1999).
22. 1999.765D (YOUNG)
316 BARTLETT STREET, west side between 24th and 25th Streets, Lot 004 in Assessor's Block 6515 -- Request for Discretionary Review of BPA No. 9913213, proposing to construct a three-family dwelling in a RH-3 (House, Three-Family) District.
23. 1999.783D (MIRAMONTES)
2416 LAKE STREET, north side between 25th and 26th Avenues, Lot 017 in Assessor's Block 1333 -- Request for Discretionary Review of BPA No. 9916721, proposing to reconstruct the top floor so that the roofline changes from a pitched roof to a flat roof in a RM-1 (Mixed, Low Density) District.
24. 1999.846D (WILSON)
378 CUMBERLAND STREET, north side between Sanchez and Noe Streets, Lot 054 in Assessor's Block 3601 -- Request for Discretionary Review of BPA No. 9919078, proposing to demolish the existing dwelling and construct a new three-story dwelling in a RH-1 (House, One-Family) District.
25. 1999.436D (WOODS)
618 - 16TH AVENUE, east side between Balboa and Cabrillo Streets, Lot 036 in Assessor's Block 1629 -- Request for Discretionary Review of BPA No. 9900828, proposing to construct a second floor addition at the existing roof deck above the first floor at the rear of a two-story over-garage single-family dwelling in a RH-2 (House, Two-Family) District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 27, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 25 2000

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PUBLIC LIBRARY

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Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.862C (CHIN)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a -40-X Height and Bulk District.
(Proposed for Continuance to February 3, 2000)
2. 98.703C (ALVIN)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of November 18, 1999).
(Proposed for Continuance for February 10, 2000).
3. 98.324C (BEATTY)
897 CALIFORNIA STREET, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256-- Request for Conditional Use Authorization to construct a new six-story, nine-unit residential building above a height of 40 feet in an RM-4 District and a 65-A Height and Bulk District.
(Proposed for Continuance to February 10, 2000).
4. 98.770E (MALTZER)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room and construct a new four-story building containing eight senior housing units, a preschool and community meeting room.
(Proposed for Continuance to February 24, 2000)
5. 1999.040C (WILSON)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility and a community facility, under Planning Code Sections 209.3(f) and 209.4(a), within

an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for rear yard and off-street parking variances under Planning Code Sections 134(c)(1) and 151.

(Proposed for Continuance to February 24, 2000)

6. 1999.247E (KUGLER)
1247 HARRISON STREET: Assessors Block 3757, Lots 63,65 and 66. **Appeal of Preliminary Negative Declaration.** The proposed project would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings (two residential floors over ground floor retail [in the larger two buildings fronting on Harrison] and internal parking) for a total of 64 live/work units. Parking would be provided at a one-to-one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The proposed site is zoned SLI(Service/Light Industrial District) with a 40-X Height/Bulk District and is within the interim Industrial Protection Zone.
(Continued from Regular Meeting of December 9, 1999)
(Proposed for Continuance to February 24, 2000)
7. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
(Continued from Regular Meeting of December 16, 1999).
(Proposed for Continuance to March 2, 2000).

B. PUBLIC COMMENT

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"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
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C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
11. Status Report: Expansion of the Transportation Impact Development Fee (TIDF); discussion of program objectives; authorization to circulate a Request for Proposals for consultant services.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. BERNAL SOUTH SLOPE STUDY (MONTANA)
--Consideration of adopting a policy of automatic discretionary review for new construction proposed on VACANT parcels with slopes greater than 20 percent, or on parcels that front on undeveloped streets or that do not yet have City utilities extended to the property within an area of the City generally bounded by Crescent Street to the north, Gates Street to the east, Alemany Boulevard to the South, and to an area generally bounded by Jarboe, Peralta (both sides of street), Tompkins and Bradford Streets. This DR policy would be in effect for two years or until a cumulative impact study was prepared by the City which addressed slope stability, construction of roadways, utilities and other infrastructure to these undeveloped areas, pedestrian and traffic circulation systems, open space systems and urban design neighborhood character effects of hillside developments in the study areas.
Note: On January 20, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +7 -0. Final language on January 27, 2000.

F. REGULAR CALENDAR

13. 97.522E (WYCKO)
49 & 55 PAGE STREET Appeal of Preliminary Negative Declaration for a mixed use project with approximately 14,000 gross square feet of retail/commercial space and 128 residential units with a revised total of 126 parking spaces accessed from Page Street in an 80-foot high new building at 55 Page and through reuse of the facade of the existing building at 49 Page Street.

14. 97.522C (PURVIS)
49 & 55 PAGE STREET, between Gough Street and Franklin Street; Lots 7 & 8 in Assessor's Block 854: Request for Conditional Use Approval under Planning Code Sections 712.11, 712.26, 271 and 304 to: (1) authorize development of a lot in excess of 10,000 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District, (2) provide a walk-up facility in an NC-3 District, (3) construct a building that exceeds the bulk limits, and (4) develop the project as a PUD (Planned Unit Development), with exceptions from density standards as set forth in Section 712.91, from dwelling unit exposure requirements in Section 140, from rear yard requirements in Section 134, from parking requirements in Section 151, from bay window and canopy dimensions standards in Section 136 (c).
15. 96.223E (DEUTSCH)
ALAMEDA WATERSHED MANAGEMENT PLAN. Public hearing, to receive comment on the Draft Environmental Impact Report (EIR) for the Alameda County Watershed Management Plan. The Watershed Management Plan would provide comprehensive policies and actions for managing the land and resources of the 40,000 acre Alameda Watershed, located in Alameda and Santa Clara Counties, owned and administered by the San Francisco Public Utilities Commission Water Supply and Treatment Division. The Watershed stores and provides water for homes and businesses in San Francisco and portions of San Mateo, Alameda and Santa Clara Counties. The Draft EIR analyzes at a programmatic level the potential environmental impacts of various activities and development projects that could occur under the policies of the proposed Management Plan. Written public comments on the Draft EIR will be accepted until January 31, 2000.
16. 1999.630C (FALLAY)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (Assembly, Personal and Social Services) above the ground story, as required by Planning Code Section 209.8, in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
(Continued from Regular Meeting of December 16, 1999).
17. 1999.530C (WANG)
1708 - 1712 WAWONA STREET, northwest corner of 28th Avenue and Wawona Street; Lot 24 in Assessor's Block 2468 -- Request for authorization of a Conditional Use to allow subdivision of the subject vacant lot into two new lots, with each lot having a width of less than the required minimum lot width of 25 feet, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 9, 1999).
18. 1999.664C (BANALES)
135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.

19. 98.863C (KEYLON)
6900 GEARY BOULEVARD, northeast corner at 33rd Avenue, Lot 7 in Assessor's Block 1465 -- Request for Conditional Use Authorization under Planning Code Section 121.1 and 710.11 to develop a mixed-use four-story building with approximately 4,673 square feet of ground floor retail space and 17 dwelling units (including 2 affordable units) on the remaining three floors on a lot exceeding 5,000 square feet in size, on a vacant site within an NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.
20. 1999.416C (MILLER)
2516-24 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- Request for authorization of a CONDITIONAL USE for addition of three more hotel rooms to an already-approved 21-room TOURIST HOTEL with an outdoor activity area at the rear of the building (for use in conjunction with hotel use and with proposed ground-floor restaurant/bar in the subject building, partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District.
21. 1999.312E (JAROSLAWSKY)
699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - **Appeal of Preliminary Negative Declaration**. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.
(Continued from Regular Meeting of January 6, 2000)

H. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately **5:00 p.m.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DRRequestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

22. 1999.321D (PURVIS)
699 PENNSYLVANIA AVENUE, northeast corner between 20th and 22nd Streets, Lot 002 in Assessor's Block 4014 -- A Staff-initiated Discretionary Review of BPA No. 9907704S, proposing to demolish an industrial building and construct 10 live/work units with 10 off-street parking spaces in a M-1 (Light Industrial) District, within the IPZ (Industrial Protection Zone),

- and a 40-X Height and Bulk District.
23. 2000.001D (MIRAMONTES)
2910 PACIFIC AVENUE, south side between Broderick and Baker Streets, Lot 037 in Assessor's Block 0963 -- Request for Discretionary Review of BPA No. 9910723S, proposing to construct a new three-story single-family residence in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
24. 1999.374D (MARTIN)
993 TENNESSEE STREET, east side between 20th and 22nd Streets, Lot 019 in Assessor's Block 4108 -- Request for Discretionary Review of BPA Nos. 9826500S/9826501 proposing to demolish an existing vacant structure formerly used as a plumbing machine shop and construct a 10-unit live/work building, with four stories and two mezzanines, on a 56.75' X 100' lot, in an M-2 (Heavy Industrial Zone) and Interim Mixed Use Housing Zone District, and 50-X Height and Bulk District. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
25. 1999.059D (PURVIS)
445 BRYANT STREET, south side between 2nd and 3rd Streets, Lot 087 in Assessor's Block 3775 -- Request for Discretionary Review of BPA No. 9912957, proposing to demolish two industrial buildings and construct a 10-unit live/work building with ground floor commercial in a SSO (Service/Secondary Office) District, within the Interim Mixed Use Housing Zone, and a 40-X Height and Bulk District.

Adjournment: _____

PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 3, 2000

1:30 PM

DOCUMENTS DEPT.

JAN 31 2000

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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ROLL CALL: Commission President: Anita Theoharis
 Commission Vice President: Beverly Mills
 Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.532ET (ROSETTER: 558-6326)
PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site. (Continued from Regular Meeting of January 6, 1999).
Note: This item was returned to the Board of Supervisors disapproved by operation of Planning Code Section 306.4(d)(3)
2. 1999.852C (GORDON: 558-6309)
1133 MARIPOSA STREET, south side of the street, between Texas and Mississippi Streets; Lot 23 in Assessor's Block 4001 -- Request for a Conditional Use Authorization to allow the conversion of an existing industrial building into one live/work unit in an M-1 (Light Industrial) Zoning District within the IPZ (Industrial Protection Zone) Buffer Zone, as required by Planning Commission Resolution No. 14861 (Section III). The property is in a 40-X Height and Bulk District.
(Proposed for Continuance to February 17, 2000)
3. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Blvd; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District. The proposed project is the installation of six panel antennas on the facade of the existing building, and equipment in the basement of the building, as part of a wireless transmission network operated by Sprint Spectrum.
(Proposed for Continuance to March 2, 2000)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

7. 2000.057RM (MONTANA: 558-6313)
Initiate General Plan Map and Text Amendments, Consideration of a proposal to initiate amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community on the approximately 70 acre planned unit development approved as a Conditional Use in 1985 and 1992. The Executive Park Subarea encompasses Lots 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Park Road to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) "Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18; and (4) Various portions of the text of the Subarea Plan For Executive Park would also be amended to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines throughout the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet, communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to enjoy the view of the Bay; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a

minimum; and (e) encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane in order to connect to Harney Way. The Planning Commission will consider initiation of these amendments on February 3, 2000 and, if so initiated, would schedule a public hearing for some time in February or March 2000 to consider the adoption of these amendments.

8. 96.223E (GLASNER: 558-6424)
PENINSULA WATERSHED MANAGEMENT PLAN. Public hearing, to receive comment on the Draft Environmental Impact Report (EIR) for the Peninsula Watershed Management Plan. The Watershed Management Plan would provide comprehensive policies and actions for managing the land and resources of the 23,000 acre Peninsula Watershed, located in central San Mateo County, owned and administered by the San Francisco Public Utilities Commission Water Supply and Treatment Division. The Watershed stores and provides water for homes and businesses in San Francisco and portions of San Mateo, Alameda and Santa Clara Counties. The Draft EIR analyzes at a programmatic level the potential environmental impacts of various activities and development projects that could occur under the policies of the proposed Management Plan. Written public comments on the Draft EIR will be accepted until 5:00 p.m. on February 4, 2000.
9. 1999.664C (BANALES: 558-6339)
135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.
(Continued from Regular Meeting of January 27, 2000)
10. 1999.463C (YOUNG: 558-6348)
745 CLEMENTINA STREET, east side between 8th and 9th Streets; Lot 33 in Assessor's Block 3729: Request for Conditional Use Authorization to demolish an existing industrial building to allow the construction of two live/work units in an SLR (Service/Light Industrial/Residential) Zoning District within the Mixed Use Buffer Area as required by Planning Commission Resolution No. 14861 (Section IV). The property is in a 50-X Height and Bulk District.
11. 1999.723C (LeBLANC: 558-6351)
706 POLK STREET, northeast corner at Eddy Street; Lot 014 in Assessor's Block 0740 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District. The proposed project is the installation of six panel antennas on the facade of the existing building, with equipment on the roof of the building screened from view, as part of a wireless transmission network operated by Sprint Spectrum. Preliminary Recommendation: Approval

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **3:30 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3)

minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

12. 1999.653D (MIRAMONTES: 558-6348)
2515 SCOTT STREET, west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 16, 1999).
13. 1999.639D (ARCE: 558-6332)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
14. 1999.685D (WANG: 558-6335)
719 PERU AVENUE, east side between Val Mar Terrace and Avalon Avenue, Lot 024 in Assessor's Block 5943 -- Request for Discretionary Review of BPA No. 9911897, proposing to construct a two-story-over-garage plus basement single-family dwelling on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Adjournment: _____

**SAN FRANCISCO
PLANNING COMMISSION
&
REDEVELOPMENT AGENCY COMMISSION**

**Notice of Meeting
&
Calendar
of
Special Joint Meeting**

DOCUMENTS DEPT.

JAN 28 2000

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

**Tuesday, February 8, 2000
4:00 PM**

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any

regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

4:00 PM

ROLL CALL

PLANNING: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

REDEVELOPMENT: Commission President: Mark Dunlop
Commissioners: Benny Y. Yee, Leroy King, Ramon Romero, Darshan Singh, Lynette Sweet

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

1. 1994.061E (GITELMAN)
HUNTERS POINT SHIPYARD. Certification of the Final Environmental Impact Report (EIR). The San Francisco Planning Department and the San Francisco Redevelopment Agency have jointly prepared a document entitled *Hunters Point Shipyard Reuse Revised Draft EIR Comments and Responses*, which contains all comments received on the November 1998 *Revised Draft EIS/EIR* for Hunters Point Shipyard prepared jointly with the US Navy. The Comments and Responses document also contains responses to all comments received, and changes to the text of the Revised Draft EIS/EIR necessary to reflect updated information, including the decision by the Planning Department, Redevelopment Agency, and US Navy to prepare a separate Final EIR and Final EIS. The Comments and Responses document, together with the *Revised Draft EIS/EIR*, as amended, constitutes a Final EIR. The Final EIR considers the direct and indirect impacts of Navy disposal, a No Action Alternative, and two reuse alternatives. The Proposed Reuse Plan Alternative would be implemented via the Hunters Point Shipyard Redevelopment Plan, adopted July 14, 1997,

and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. The immediate action proposed on the basis of the certified Final EIR is adoption by the San Francisco Redevelopment Agency Commission of CEQA findings related to the July 14, 1997 Redevelopment Plan. **Note: the public hearing for this item is closed. The public comment period for the Revised Draft EIS/EIR ended on January 19, 1999.**

Adjournment:_____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 10, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 07 2000

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PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT,
1660 MISSION ST., 5TH FLOOR RECEPTION

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Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Armstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.311D (PURVIS: 558-6354)
2101 - 3RD STREET, east side between 18th and 19th Streets, Lot 004 in Assessor's Block 4045 -- A staff-initiated Discretionary review of BPA 9907713 and 9907714 proposing to demolish an industrial building and construct 20 live/work units with 20 off-street parking spaces in an M-2 (Heavy Industrial) District, within the Mixed-Use Housing Zone and a 50-X Height and Bulk District.
(Proposed for Continuance to February 17, 2000)
- 2a. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, encompassing an entire block bounded by Rhode Island, 17th, Kansas and 16th Streets; Lot 1 in Assessor's Block 3957 -- Request for Planning Commission authorization of office space in excess of 50,000 square feet under procedures set forth in Planning Code Section 321, Office Development Annual Limit, to allow new construction of an approximately 250,600 square foot 4-story office building, targeted to meet the needs of the multimedia industry. Request for Conditional Use Authorization under Planning Code Section 303 and Planned Unit Development under Section 304 to allow exceptions to the Planning Code for tandem/valet parking and reduced vertical dimensions of required freight loading spaces. This notice also sets forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 (Childcare) and 314.4 (Affordable Housing). The 80,000 square foot site is within an M-2 (Heavy Industrial) and 50-X Height and Bulk District and also within an IPZ - Industrial Protection Zone, an interim control imposed by the Planning Commission in Resolution 14861.
(Proposed for Continuance to February 17, 2000).
- 2b. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, by Resolutions 14861 and 14887, the Planning Commission adopted a DR policy for projects involving demolition of vacant industrial buildings within designated Industrial Protection Zones to review displacement impacts on existing and potential future businesses in the "production, distribution and repair" (PDR) sector. The West Coast Recycling Company, former owner of the property, vacated the existing buildings on the project site voluntarily in September, 1998 and relocated in San Francisco. Under Commission policy, a DR hearing relating to the demolition is required.
(Proposed for Continuance to February 17, 2000).
3. 1999.630C (FALLAY: 558-6387)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (gymnasium) on the second floor, as required by Planning Code Sections 209.8 and 249.5, and to install a private clubhouse on the third floor per Section 209.4(b) in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
(Proposed for Continuance to February 17, 2000).

4. 98.324C (BEATTY: 558-6163)
897 CALIFORNIA STREET, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256-- Request for Conditional Use Authorization to construct a new six-story, nine-unit residential building above a height of 40 feet in an RM-4 District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of January 27, 2000)
(Proposed for Continuance to March 9, 2000)
5. 98.703C (BRESANUTTI: 575-6892)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of January 27, 2000)
(Proposed for Continuance to March 9, 2000)
6. 1999.664C (BANALES: 558-6339)
135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.
(Continued from Regular Meeting of February 3, 2000)
(Proposed for Continuance to February 24, 2000)
7. 1999.624C (WILSON: 558-6602)
123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot 30 in Assessor's Block 2695 - Request for a Conditional Use authorization pursuant to Planning Code Section 303(e), to change conditions imposed in a prior conditional use authorization, and pursuant to Planning Code Section 209.4(a) to allow the expansion of the existing community facility, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to April 27, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the

commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

11. 1999.530C (WANG: 558-6335)
1708 - 1712 WAWONA STREET, northwest corner of 28th Avenue and Wawona Street; Lot 24 in Assessor's Block 2468 - - Request for authorization of a Conditional Use to allow subdivision of the subject vacant lot into two new lots, with each lot having a width of less than the required minimum lot width of 25 feet, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 9, 1999).

Note: On January 27, 2000, after public testimony the Commission closed public hearing and passed a motion of intent to deny by a vote of +4 -2. Commissioners Richardson and Joe voted no. Commissioner Martin was absent. Final Language 2/10/00.

12. 1999.416C (MILLER: 558-6344)
2516-24 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- Request for authorization of a CONDITIONAL USE for addition of three more hotel rooms to an already-approved 21-room TOURIST HOTEL with an outdoor activity area at the rear of the building (for use in conjunction with hotel use and with proposed ground-floor restaurant/bar in the subject building, partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District.

Note: On January 27, 2000, after public testimony the Commission closed public hearing and passed a motion of intent to approve the requested addition of three more tourist hotel rooms and to disapprove the requested outdoor use at the rear of the property by a vote of +6 -0. Commissioner Martin was absent. Final Language 2/10/00.

F. REGULAR CALENDAR

13. 98.281E (AHMADI: 558-6295)
CHINA BASIN LANDING OFFICE EXPANSION PROJECT, - Certification of the Draft Environmental Impact Report. The proposed project would be the vertical expansion of the existing China Basin Landing building on Berry Street by adding three stories to the existing three floors. The expansion would consist of approximately 193,600 gross square feet of office space and rise to a total height of approximately 87 feet. No parking has been

proposed in conjunction with the office expansion project. The project site is bounded by Berry Street, Third Street, the China Basin Channel, and Fourth Street in the South Beach/China Basin area of San Francisco (Assessor's Block 3803, Lot 5). As part of the project a height reclassification is being proposed to increase the height limit from 60 feet to 90 feet. The project would require approval by the Planning Commission pursuant to Planning Code Sections 302 and 306 (Amendments to the Planning Code) and 321 (Office Development: Annual Limit) and approval of a variance to allow zero parking spaces where 329 are required by the Planning Code. The project would require approval from the Board of Supervisors for height reclassification. The purpose of the hearing is to take public comment on the adequacy of the Draft EIR which was published on November 6, 1999.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON DECEMBER 21, 1999.

Preliminary Recommendation: Approval

14. 1998.864E (BLOMGREN: 558-6373)
650-90 - 4TH STREET, northwest corner at Townsend Street, Lots 8 and 9 of Assessor's Block 3786. Public hearing, to receive comment on the Draft Environmental Impact Report for the 650-690 Fourth Street. This project would involve the demolition of a tourist hotel and an industrial building and the construction of a new four story building with 54 live/work units, ground level retail space and ground level and underground parking. The subject property is located in a Service/Secondary Office (SSO) District, an IPZ Buffer Zone, and a 65-X Height and Bulk District. Note: Written comments on the Draft EIR will be accepted by the Planning Department until the close of business on February 10, 2000.
Preliminary Recommendation: Public hearing and discussion only. No action.
15. 1999.862C (CHIN: 575-6897)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a -40-X Height and Bulk District. Preliminary Recommendation: Approval
(Continued from Regular Meeting of January 27, 2000).
16. 1999.626C (BORDEN: 558-6321)
851 HEAD STREET, north side, between Ashton Avenue and Holloway Avenue; Lot 14 in Assessor's Block 6923 -- Request for a Conditional Use authorization to allow the establishment of a residential care facility for a maximum of 12 senior citizens in an existing building, pursuant to Planning Code Section 209.3(c) (Institutional Uses Permitted in R Districts); In the RH-1(D) (House, One-Family (Detached Dwellings) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval.
17. 1999.430 ET (ROSETTER: 558-6326)
BERNAL PERMIT REVIEW AND NOTICE AMENDMENT: Consideration of a proposal to initiate an amendment to the San Francisco Municipal Code ("Planning Code") which would amend Section 242 to provide that the review, notification and appeal procedures for residential building permits in the Bernal Heights Special Use District be those provided for the rest of the residential districts in the city pursuant to Planning Code Section 311.
Preliminary Recommendation: Initiation

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00 p.m.** Planning Commission Convened into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

18. 1999.059D (PURVIS: 558-6354)
445 BRYANT STREET, south side between 2nd and 3rd Streets, Lot 087 in Assessor's Block 3775 -- Request for Discretionary Review of BPA No. 9912957, proposing to demolish two industrial buildings and construct a 10-unit live/work building with ground floor commercial in a SSO (Service/Secondary Office) District, within the Interim Mixed Use Housing Zone, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 27, 2000).
19. 1999.748D (CHIN: 575-6897)
2269 GREENWICH STREET, south side between Fillmore and Steiner Streets, Lot 028 in Assessor's Block 0515 -- Request for Discretionary Review of BPA No. 9914459, proposing to expand garage, remodel first and second floors, and add a third floor in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
20. 1999.686D (CHIN: 575-6897)
148 - 7TH AVENUE, east side between California and Lake Streets, Lot 033 in Assessor's Block 1366 -- Request for Discretionary Review of BPA No. 9912734, proposing to construct a two-story horizontal addition at the rear of an existing two-story-over-garage single-family residence in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval.
21. 1999.659D (MARTIN: 558-6616)
829 DE HARO STREET, east side between 20th and 22nd Streets, Lot 061 in Assessor's Block 4096 -- Request for Discretionary Review of BPA No. 9907413S, proposing to demolish the existing single-family dwelling and construct a two-dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
22. 1999.651D (MARTIN: 558-6616)
322 RUTLEDGE STREET, north side between Peralta Avenue and Alabama Street, Lot 011 in Assessor's Block 5540 -- Request for Discretionary Review of BPA No. 9907268, proposing to raise the existing single-family dwelling four feet and construct a new garage, master bedroom and master bath on the first floor in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Adjournment: _____

Commission Chamber - Room 400
y Hall, 1 Dr. Carlton B. Goodlett Place



Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 17, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 14 2000

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Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

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- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.218E (COOPER: 558-6405)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessors Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative Declaration.** The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.
(Continued from Regular Meeting of January 13, 2000)
(Proposed for Continuance to February 24, 2000).

2. 1999.218C (WOODS: 558-6315)
1715 OCTAVIA STREET, west side, corner of Pine Street; Lots 1, 28, 28A, 29 and 30 in Assessor's Block 663 -- Request for a Conditional Use authorization under Sections 209.3(h), 303 and 304 of the Planning Code to permit a Planned Unit Development for the conversion of the former private Morning Star/Montessori Elementary School to a private secondary school, The Schools of the Sacred Heart Stuart Hall High School for Boys, in an RH-2 (Residential, House Districts, Two-Family) District and a 40-X Height and Bulk District, including an exception to the rear yard requirements as stated in Section 134 of the Planning Code.

The proposed project would (1) merge the five existing lots into one lot under one ownership; (2) renovate the existing three-story Morning Star School building (approximately 11,400 square feet) at 1715 Octavia Street (Lot 1); (3) demolish approximately 1,600 square feet and rebuild approximately 1,400 square feet of the two-story building at 1907-09 Pine Street (Lot 29); (4) preserve the existing building at 1911 Pine Street (Lots 28 and 28A); (5) construct a new building, 3-story over 3-subterranean basement levels, approximately 34,000 square feet; and (6) provide a ground level outdoor court yard between the existing Morning Star School building and the new building.

The proposed project would be comprised of three connected, two- to three-story, maximum 40-foot tall buildings (approximately 48,000 square feet total), containing 15 classrooms, a below-grade gymnasium, accessory administrative, library, lab and studio spaces, 12 independently accessible parking spaces, 30 bicycle parking spaces, and a maximum enrollment of 250 students.

(Proposed for Continuance to February 24, 2000).

3. 1999.630C (FALLAY: 558-6387)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-

establishment (per Section 178 of the Planning Code) of a Commercial use (gymnasium) on the second floor, as required by Planning Code Sections 209.8 and 249.5, and to install a private clubhouse on the third floor per Section 209.4(b) in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of February 10, 2000)

Proposed for Continuance to March 2, 2000.

4. 1999.207C (ZWIERZYCKI: 558-6263)
316-318 LELAND STREET, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of January 20, 2000).
Proposed for Continuance to March 23, 2000.

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

8. (HOGAN: 558-6610)
Review and Comments on the Planning Department's Proposed Work Program and Budget for FY 2000-2001.

9. 98.281E (AHMADI: 558-6295)
CHINA BASIN LANDING OFFICE EXPANSION PROJECT, Environmental Impact Report Certification- The proposed project would be the vertical expansion of the existing China Basin Landing building on Berry Street by adding three stories to the existing three floors. The expansion would consist of approximately 193,600 gross square feet of office space and rise to a total height of approximately 87 feet. No parking has been proposed in conjunction with the office expansion project. The project site is bounded by Berry Street, Third Street, the China Basin Channel, and Fourth Street in the South Beach/China Basin area of San Francisco (Assessor's Block 3803, Lot 5). As part of the project a height reclassification is being proposed to increase the height limit from 60 feet to 90 feet. The project would require approval by the Planning Commission pursuant to Planning Code Sections 302 and 306 (Amendments to the Planning Code) and 321 (Office Development: Annual Limit) and approval of a variance to allow zero parking spaces where 329 are required by the Planning Code. The project would require approval from the Board of Supervisors for height reclassification.
Preliminary Recommendation: Certification.
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON DECEMBER 21, 1999.
10. 1999.862C (CHIN: 575-6897)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of February 10, 2000).
11. 98.087C (ZWIERZYCKI: 558-6263)
2550 BAYSHORE BLVD. Lot 002 in Assessor's Block 6308, north side between Visitacion and Sunnysdale Avenues - Request for Conditional Use authorization to enlarge an existing Automotive Repair Service (dba Visitacion Auto Repair) by replacing an approximately 330 gross square-foot auto repair building with an approximately 5,700 square-foot auto repair building (under Planning Code Sections 178(c) and 712.59) in NC-3 (Neighborhood-Commercial, Moderate-Scale) and 40-X Height and Bulk Districts
Preliminary Recommendation: Approval with conditions
12. 1999.852C (GORDON: 558-6309)
1133 MARIPOSA STREET, south side of the street, between Texas and Mississippi Streets; Lot 23 in Assessor's Block 4001 -- Request for a Conditional Use Authorization to allow the conversion of an existing industrial building into one live/work unit in an M-1 (Light Industrial) Zoning District within the IPZ (Industrial Protection Zone) Buffer Zone, as required by Planning Commission Resolution No. 14861 (Section III). The property is in a 40-X Height and Bulk District.
P r e l i m i n a r y R e c o m m e n d a t i o n : A p p r o v a l
(Continued from Regular Meeting of February 3, 2000).
13. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, encompassing an entire block bounded by Rhode Island,

17th, Kansas and 16th Streets; Lot 1 in Assessor's Block 3957 -- Request for Planning Commission authorization of office space in excess of 50,000 square feet under procedures set forth in Planning Code Section 321, Office Development Annual Limit, to allow new construction of an approximately 253,600 square foot 4-story office building, including 3,000 sq. ft. of retail designed to provide office space which will serve multi-media tenants. Request for Conditional Use Authorization under Planning Code Section 303 and Planned Unit Development under Section 304 to allow exceptions to the Planning Code for tandem/valet parking and reduced vertical dimensions of required freight loading spaces. This notice also sets forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 (Childcare) and 314.4 (Affordable Housing). The 80,000 square foot site is within an M-2 (Heavy Industrial) and 50-X Height and Bulk District and also within an IPZ - Industrial Protection Zone, an interim control imposed by the Planning Commission in Resolution 14861.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of February 10, 2000)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **3:30 P.M.** the Planning Commission Convened into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

14. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, by Resolutions 14861 and 14887, the Planning Commission adopted a DR policy for projects involving demolition of vacant industrial buildings within designated Industrial Protection Zones to review displacement impacts on existing and potential future businesses in the "production, distribution and repair" (PDR) sector. The West Coast Recycling Company, former owner of the property, vacated the existing buildings on the project site voluntarily in September, 1998 and relocated in San Francisco. Under Commission policy, a DR hearing relating to the demolition is required.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of February 10, 2000).
15. 1999.639D (ARCE: 558-6332)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 3, 2000).
16. 1999.374D (MARTIN: 558-6616)
993 TENNESSEE STREET, east side between 20th and 22nd Streets, Lot 019 in Assessor's Block 4108 -- Request for Discretionary Review of BPA Nos. 9826500S/9826501 proposing

to demolish an existing vacant structure formerly used as a plumbing machine shop and construct a 10-unit live/work building, with four stories and two mezzanines, on a 56.75' X 100' lot, in an M-2 (Heavy Industrial Zone) and Interim Mixed Use Housing Zone District, and 50-X Height and Bulk District. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.

Preliminary Recommendation: Do not take DR, approve project.

(Continued from Regular Meeting of January 27, 2000).

17. 1999.311D (PURVIS: 558-6354)
2101 - 3RD STREET, east side between 18th and 19th Streets, Lot 004 in Assessor's Block 4045 -- A Staff-initiated Discretionary Review of BPA Nos. 9907713 and 9907714, proposing to demolish a two-story industrial building and construct 20 live/work units with 20 off-street parking spaces in an M-2 (Heavy Industrial) District, within the Mixed Use Housing Zone, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval.
18. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval.
19. 1999.754D (MIRAMONTES: 558-6348)
2149-51 NORTH POINT STREET, south side between Scott and Divisadero Streets, Lot 036 in Assessor's Block 0921 -- Request for Discretionary Review of BPA No. 9913186S, proposing to remove rear deck and replace with two-story addition and add third-floor addition to a two-unit building in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval.

Adjournment: _____

City Planning Commission
660 Mission Street
San Francisco Ca. 94102

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

FEB 22 2000

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PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 24, 2000

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

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ROLL CALL: Commission President: Anita Theoharis
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Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.473D (ZWIERZYCKI: 558-6263)
2390 MARKET STREET, northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 -- Request for Discretionary Review of BPA No. 9920010, proposing to establish a retail use (Pottery Barn) within entire building (formerly occupied by a financial institution) in the Upper Market Street Neighborhood-Commercial District and a 65-B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted
(Proposed for Continuance to March 2, 2000)
2. 1999.247E (KUGLER: 558-6396)
1247 HARRISON STREET: Assessors Block 3757, Lots 63,65 and 66. **Appeal of Preliminary Negative Declaration.** The proposed project would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings (two residential floors over ground floor retail [in the larger two buildings fronting on Harrison] and internal parking) for a total of 64 live/work units. Parking would be provided at a one-to-one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The proposed site is zoned SLI(Service/Light Industrial District) with a 40-X Height/Bulk District and is within the interim Industrial Protection Zone. Recommendation: Uphold Preliminary Negative Declaration.
(Continued from Regular Meeting of January 27, 2000)
Proposed for Continuance to March 16, 2000
3. 1999.486C (BEATTY: 558-6163)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275.-- Request for Conditional Use authorization to construct an addition to the existing building above a height of 40 feet. The proposal is to expand four of the units on the top floor to create a partial sixth story, for a total height of 52 feet. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of January 20,2000).
Proposed for Continuance to March 30, 2000
4. 98.770E (MALTZER: 558-6391)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room, and construct a new four-story building containing eight senior housing units, a preschool and community meeting room.
(Continued from Regular Meeting of January 27, 2000)
Proposed for Continuance to March 30, 2000

5. 1999.040C (WILSON: 558-6602)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility and a community facility, under Planning Code Sections 209.3(f) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for rear yard and off-street parking variances under Planning Code Sections 134(c)(1) and 151.
(Continued from Regular Meeting of January 27, 2000)
Proposed for Continuance to March 30, 2000

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6. Commission Matters

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. (MILLER: 558-6344)
Informational Presentation on 165- 8th Street Final Design.

E. UNCONTESTED CALENDAR

10. 1999.802Q (PURVIS: 558-6354)
2077-87 TAYLOR STREET, west side between Greenwich and Filbert Streets, Lot 2 in Assessor's Block 92, five-unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval

F. REGULAR CALENDAR

11. (HOGAN: 558-6610)

Consideration for approval a draft Resolution adopting the Planning Department's proposed Work Program and Budget for FY 2000-2001.

NOTE: THE PUBLIC HEARING FOR THIS ITEM WAS HELD ON FEBRUARY 17, 2000. FOLLOWING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO FEBRUARY 24, 2000 FOR FINAL ACTION.

12. 1999.781L (PAEZ: 558-6306)

573-575 CASTRO STREET, the Castro Camera Building, east side between 18th and 19th Streets, Assessor's Block 3583, Lot 61, the subject property, a two-story mixed use retail/residential building, is in the Castro Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. Consideration of Landmarks Preservation Advisory Board January 19, 2000 action to initiate landmark designation of the property and recommendation for Planning Commission approval.

13. 98.857L (PAEZ: 558-6306)

MARTIN LUTHER KING JUNIOR DRIVE, THE MURPHY WINDMILL AND MILLWRIGHT'S COTTAGE, north side between John F. Kennedy Drive and the Great Highway, at the west end of Golden Gate Park, a portion of Assessor's Block 1700 Lot 1, the subject property is in a P (Public Use) Zoning District and an OS (Open Space) Height and Bulk District. Consideration of Landmarks Preservation Advisory Board October 6, 1999 action to initiate landmark designation of the property and recommendation for Planning Commission approval.

14. 1999.714L (PAEZ: 558-6306)

90 CEDRO AVENUE, the Joseph Leonard House, north west corner of the intersection of Cedro Avenue and Moncada Way, Assessor's Block 6908, Lot 016, the subject property is in an RH-1 (D) (House, One-Family, Detached) District and a 40-X Height and Bulk District. Consideration of Landmarks Preservation Advisory Board December 15, 1999 action to initiate landmark designation of the property and recommendation for Planning Commission approval.

15. 1999.218E (COOPER: 558-6405)

1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessor's Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative Declaration.** The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district. Preliminary Recommendation: Uphold Negative Declaration. (Continued from Regular Meeting of February 17, 2000).

16. 1999.218C (WOODS: 558-6315)

1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET, west side, corner of Pine Street; Lots 1, 28, 28A, 29 and 30 in Assessor's Block 663 - Request for a Conditional Use authorization under Sections 209.3(h), 303 and 304 of the Planning Code

to permit a Planned Unit Development for the conversion of the former private Morning Star/Montessori Elementary School to a private secondary school, The Schools of the Sacred Heart Stuart Hall High School for Boys, in an RH-2 (Residential, House Districts, Two-Family) District and a 40-X Height and Bulk District. Planned Unit Development exceptions for open space under Planning Code Sections 132 and 134 for front yard and rear yard setbacks are required.

Preliminary Recommendation: Approval

17. 1999.664C (BANALES: 558-6339)
135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow live/work units in a Mixed Use Buffer Zone within the Industrial Protection Zone, pursuant to Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.
(Continued from Regular Meeting of February 10, 2000).
18. 1999.289C (KEYLON: 558-6613)
UNIVERSITY OF SAN FRANCISCO (USF) LONE MOUNTAIN CAMPUS, south side of Anza Street between Collins Avenue and Cook Street; Lot 003A in Assessor's Block 1107: - Request for Conditional Use Authorization pursuant to Sections 303 and 304 of the Planning Code to modify a previously approved conditional use application (Case No. 95.336C, Motion No. 14322) to construct up to 136 dwelling units, and to modify a previously approved Planned Unit Development with exceptions from the rear yard requirements, and method of height measurement in compliance with USF's Institutional Master Plan within an RH-2 (House, Two-Family) District within a 40-X Height and Bulk District. The housing units are intended for University of San Francisco faculty and staff and would be provided in five buildings rather than 19 buildings as previously approved.
19. 98.908CV (KEYLON: 558-6613)
2090 JACKSON STREET, northeast corner of the intersection at Laguna Street; Lot 7 in Assessor's Block 591- Request for Conditional Use Authorization under Planning Code Section 157 to allow parking in excess of accessory amounts in conjunction with the construction of a new semi-underground, four car garage in the required rear yard in an RH-2 (Residential House Two-Family) District and 40-X Height and Bulk District. Preliminary Recommendation: Approval. The Zoning Administrator will conduct a joint hearing on a request for a rear yard variance under Planning Code Section 134(c).
20. 2000.057RM (MONTANA: 558-6313)
GENERAL PLAN MAP AND TEXT AMENDMENTS. On Thursday, February 24, 2000 beginning at 1:30 PM in Room 400 of City Hall, the Planning Commission will hold a public hearing to consider a proposal to adopt amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community on the approximately 70 acre planned unit development approved as a Conditional Use in 1985 and 1992. The Executive Park Subarea encompasses Lots 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Park Road to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) " Figure 19 San Francisco Executive Park Auto

Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; and (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18. The text proposed for amendment include portions of the text of the Subarea Plan For Executive Park to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines through the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet and communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to view the water; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane to connect to Harney Way. The Planning Commission will consider recommending adoption of amendments to the Board of Supervisors on February 24, 2000.

21. 1999.734ET (ROSETTER: 558-6326)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".
 (Continued from Regular Meeting of January 20, 2000).

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

22. 1999.757D (MIRAMONTES: 558-6348)
326 - 18TH AVENUE, east side between Geary Boulevard and Clement Street, Lot 033 in Assessor's Block 1449 -- Request for Discretionary Review of BPA No. 9914207, proposing to construct a new two-car garage in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve building permit application with modifications.

Adjournment: _____

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place



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Government Documents Section
Civic Center
San Francisco CA 94102

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SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

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FEB 28 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 2, 2000

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Arnstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_ArnstineO'Hara@ci.sf.ca.us.

Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Arnstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) and a 40-X/85B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to March 9, 2000)
2. 1999.771ET (ROSETTER: 558-5987)
SOMA GENERAL ADVERTISING SIGN PROHIBITION - Consideration of a proposal to initiate an amendment to the San Francisco Municipal Code ("Planning Code") which would amend Articles 6 and 8 to clarify that general advertising signs are not permitted in South of Market Districts.
Preliminary Recommendation: Approve Initiation.
(Proposed for Continuance to March 16, 2000).
3. 1999.310E (NAVARRETE: 558-5975)
322 - 6TH STREET, Appeal of a Negative Declaration - Assessor's Block 3754 Lot 3. The proposal is to demolish one existing industrial/commercial warehouse building on the site and construct one building containing 15 live/work units and 15 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in a Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district. The proposed project site is within a Mixed Use Housing Buffer area, adopted by the Planning Commission as an interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to April 13, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the

commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

7. 98.599E (WONG: 558-5980)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration.

South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

Preliminary Recommendation: Uphold the Preliminary Negative Declaration.

(Continued from Regular Meeting of January 27, 2000).

8. 98.599C (WOODS: 558-6315)

2361 LOMBARD STREET, south side, corner of Scott Street, Lots 19, 20, 21, 22, 25, 26 and 30 in Assessor's Block 512 - Request for Conditional Use Authorization under Planning Code Sections 121.1, 121.2, 303, 314.1-314.8 and 712.55 for the demolition of an existing motel and the construction of a new hotel in an NC-3 (Moderate-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval.

9. 1999.862C (CHIN: 575-6897)

2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval

(Continued from Regular Meeting of February 17, 2000).

- 10a. 1999.176X (LeBLANC 558-6351)

235 SECOND STREET, North side of Second Street between Howard and Folsom Streets, with secondary frontages on Tehama and Clementina Streets, Lots 60, 61, 62, 64, 65, 66 and 67 in Assessor's Block 3736, --Request under Planning Code Section 309 (Downtown

Code) for Determinations of Compliance for a seven-story 90-foot tall building with a total of 244,000 gross square feet including up to 180,000 gross square feet of office space, approximately 40,000 gross square feet of light manufacturing and production, and approximately 24,000 gross square feet of distribution. The project also includes approximately 4,240 gross square feet of open space and 50 parking spaces.
Recommendation: Approval with Conditions

- 10b. 1999.176B (LeBLANC: 558-6351)
235 SECOND STREET, North side of Second Street between Howard and Folsom Streets, with secondary frontages on Tehama and Clementina Streets, Lots 60, 61, 62, 64, 65, 66 and 67 in Assessor's Block 3736, -- Request under Planning Code Sections 320-325 (Office Development Limitation Program) for one 7-story building with up to 180,000 gross square feet of office space.
Recommendation: Approval with Conditions

This project lies within a C-3-O(SD) (Downtown Office, Special Development) District and within the 200-S and 350-S Height and Bulk Districts. Seven existing one and two-story buildings along Clementina Street would be demolished. An existing 4-story warehouse on Lot 67 (along Tehama Street) would be retained and incorporated with 3 additional stories into the new project. All of the existing buildings on the site are currently vacant.

- 11a. 98.902X (BEATTY: 558-6163)
FIRST AND HOWARD STREETS (four corners of intersection) , Assessor's Blocks 3720 (Lots 5, 6, and 7); Block 3721 (Lots 10, 11, 35, and 88); Block 3736 (Lots 1, 2, 3A, 4 and 116); and Block 3737 (Lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26) --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exception including but not limited to building bulk exceptions and loading maneuvering exceptions for four nine-and ten-story buildings including 1,149,000 gross square feet of office space, approximately 47,000 gross square feet of ground floor retail space and approximately 673 parking spaces.
Preliminary Recommendation: Approval with Conditions

- 11b. 98.902B (BEATTY: 558-6163)
FIRST AND HOWARD STREETS (four corners of intersection) , Assessor's Blocks 3720 (Lots 5, 6, and 7); Block 3721 (Lots 10, 11, 35, and 88); Block 3736 (Lots 1, 2, 3A, 4 and 116); and Block 3737 (Lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26) -- Request under Planning Code Sections 320-325 (Office Development Limitation Program) for four nine-and ten-story buildings including 1,149,000 gross square feet of office space.
Preliminary Recommendation: Approval with Conditions

This project lies within a C-3-O(SD) (Downtown, Office, Special Development) District and within the 200-S (portions of Parcel 2; Parcel 3), 350-S (portions of Parcel 1) and 400-S (portions of Parcels 1 and 2; Parcel 4) Height and Bulk Districts.

Four buildings are proposed for construction at the four corners of the intersection of First and Howard Streets. The existing structures on site would be demolished, except for the historically significant building at 231 First Street, which would be retained, renovated, and integrated into the new project. These four corners are distinguished as "Parcel 1," "Parcel 2," "Parcel 3," and "Parcel 4," beginning with the northeastern corner and continuing clockwise. The building at Parcels 1 is proposed to be ten stories, with a total height of 160 feet; the buildings at Parcels 2 and 4 are proposed to be ten stories, with a total height of 158

feet; the building at Parcel 3 is proposed to be nine stories, with a total height of 145 feet. All height measurements include mechanical equipment.

12. 1999.630C (FALLAY: 558-6387)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (gymnasium) on the second floor, as required by Planning Code Sections 209.8 and 249.5, and to install a private clubhouse on the third floor per Section 209.4(b) in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of February 17, 2000)
13. 1999.866C (MILLER: 558-6344)
1075 CALIFORNIA STREET, southeast corner of Taylor Street, Lot 24 in Assessor's Block 254 - Request for authorization of a Conditional Use for a Fitness Center/Spa Facility, in an RM-4 (High-Density Residential) District also within the Nob Hill Special Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

14. 1999.653D (MIRAMONTES: 558-6348)
2515 SCOTT STREET, west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove application.
(Continued from Regular Meeting of February 3, 2000).
15. 1999.754D (MIRAMONTES: 558-6348)
2149-51 NORTH POINT STREET, south side between Scott and Divisadero Streets, Lot 036 in Assessor's Block 0921 -- Request for Discretionary Review of BPA No. 9913186S, proposing to remove the rear deck and replace it with a two-story addition and add a third-floor addition to a two-unit building in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve application.
(Continued from Regular Meeting of February 17, 2000)
16. 1999.757D (MIRAMONTES: 558-6348)
326 - 18TH AVENUE, east side between Geary Boulevard and Clement Street, Lot 033 in Assessor's Block 1449 -- Request for Discretionary Review of BPA No. 9914207, proposing

to construct a new two-car garage in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve building permit application with modifications.

(Continued from Regular Meeting of February 24, 2000).

17. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR, approve project.
(Continued from Regular Meeting of February 17, 2000).
18. 1999.473D (ZWIERZYCKI: 558-6263)
2390 MARKET STREET, northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 -- Request for Discretionary Review of BPA No. 9920010, proposing to establish a retail use (Pottery Barn) within entire building (formerly occupied by a financial institution) in the Upper Market Street Neighborhood-Commercial District and a 65-B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of February 24, 2000).
19. 2000.016D (KOONTS: 558-6372)
1170 CHESTNUT STREET, north side between Polk and Larkin Streets, Lot 16 in Assessor's Block 477 -- Request for Discretionary Review of BPA No. 9915564S, proposing to alter facade, expand first and second story, and add a partial third story to existing two-story over garage house in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
20. 2000.132D (WILSON: 558-6602)
310 GREEN STREET, north side between Montgomery and Kearny Streets, Lot 015 in Assessor's Block 0114 -- Request for Discretionary Review of BPA No. 9915173, proposing to demolish the existing house and construct a new single-family house in a RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
21. 1999.374D (MARTIN: 558-6616)
993 TENNESSEE STREET, east side between 20th and 22nd Streets, Lot 019 in Assessor's Block 4108 -- Request for Discretionary Review of BPA Nos. 9826500S/9826501 proposing to demolish an existing vacant structure formerly used as a plumbing machine shop and construct a 10-unit live/work building, with four stories and two mezzanines, on a 56.75' X 100' lot, in an M-2 (Heavy Industrial Zone) and Interim Mixed Use Housing Zone District, and 50-X Height and Bulk District. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
Preliminary Recommendation: Do not take DR, approve project.
(Continued from Regular Meeting of February 17, 2000).

Adjournment: _____

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 9, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR - 6 2000

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Anita Theoharis, President
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Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.897C (CHIN: 575-6897)
6143-6153 GEARY BOULEVARD, southeast corner at 26th Avenue; Lot 035A in Assessor's Block 1519: -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing five-story mixed-use building as part of Nextel's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to March 16, 2000).
2. 98.703C (BRESSANUTTI: 575-6892)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lot 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a one-family residence to a bed and breakfast inn with no more than five rooms or suites of rooms, none with cooking facilities, including allowing accessory private events, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
Preliminary Recommendation: Approve the proposed bed and breakfast inn use, with conditions; excluding the proposed accessory events.
(Continued from Regular Meeting of February 10, 2000)
(Proposed for Continuance to March 16, 2000).
3. 1999.829C (BRESSANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar, as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Proposed for Continuance to March 23, 2000).
4. 1999.571C (ZWIERZYCKI: 558-6263)
1344 OCEAN AVENUE, northeastern corner of Granada Avenue, Lot 16 in Assessor's Block 3198 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine panel antennas on the roof of a four-story apartment building; and storage and maintenance of related equipment in an existing storage room within the ground-floor garage. Storage of equipment on ground-floor will not result in elimination of parking stalls. The antennas and equipment storage are part of a wireless communication network in an NC-2 (Neighborhood-Commercial, Small-Scale) District; Ocean Avenue Fast Food Subdistrict; and 40-X Height/ Bulk District.
Preliminary Recommendation: Disapprove
(Proposed for Continuance to April 6, 2000)

5. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Blvd; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District. The proposed project is the installation of six panel antennas on the facade of the existing building, and equipment in the basement of the building, as part of a wireless transmission network operated by Sprint Spectrum.
Preliminary Recommendation: Project is still under review.
(Continued from Regular Meeting of February 3, 2000).
(Proposed for Continuance to April 6, 2000)
6. 1999.738D (CHIN: 575-6897)
2131 DIVISADERO STREET, west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 -- Request for Discretionary Review of BPA No. 9914768, proposing to raise a portion of the roof to match existing roof at the rear of a three-story, two dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to April 20, 2000)
7. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) and a 40-X/85B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of March 2, 2000).
(Proposed for Continuance to April 20, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

11. 1999.734ET (ROSETTER: 558-5987)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of February 24,2000).
12. 98.635E (NAVARRETE: 558-5975)
BRYANT SQUARE PROJECT- Certification of Environmental Impact Report. On Assessor's Block 4080, Lots 7, 11, 12, 13, and 14, the approximate 166,815 gross square foot project would include construction/renovation of about 152,600 gross square feet of office, about 9,550 gross square feet of retail, and about 4,700 square feet of light industrial after demolishing about 34,000 square feet of offices, light industrial, and arts-related uses in three structures and renovating two existing structures. The project site is in two Use Districts: M-1 (Light Industrial) and C-M (Heavy Commercial), and is in a 65-B Height and Bulk District.
Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify Final Environmental Impact Report
13. 1999.207C (ZWIERZYCKI: 558-6263)
316-318 LELAND STREET, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of February 17, 2000).
Preliminary Recommendation: Disapproval.
14. 2000.030C (PURVIS: 558-6354)
2965 24TH STREET, south side between Harrison and Alabama Streets; Lot 37 in Assessor's Block 4270: Request for Conditional Use Authorization under section 727.21 of the Planning Code to merge three commercial storefronts into one for use as a retail grocery with gross floor area of approximately 3,200 square feet, in the 24th Street-Mission Neighborhood Commercial District, and the 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions.

15. 2000.127 (ARCE: 558-5986)
MISSION BAY SOUTH BLOCK 26A. -- Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality of the proposed office development for a six story building including 305,718 square feet of office space and 6,938 square feet of neighborhood-serving retail space, pursuant Resolution No.14702 by which the Planning Commission adopted findings pursuant to Planning Code Section 321 (b) (1) that office development contemplated in the Mission Bay South Redevelopment Plan in particular promotes the public welfare, convenience and necessity, and in so doing, considered the criteria of Planning Code Section 321(b)(3)(A) through (G).

The Project Site lies within the Mission Bay South Redevelopment Area and is classified as a Commercial Industrial district, as defined in Section 302.3 of the Mission Bay Redevelopment Plan, and is within the Height Zone 5 (HZ-5) and a special height district that limits the maximum height of buildings to 90 feet. The area of the Project Site is approximately 80,619 square feet

The 312,656 square feet development of Block 26a would be the first phase of development in a proposed 1.3 million square feet Mission Bay South office campus on Blocks 26, 26a, 27 and 28. This proposal focuses on the first phase of office development in Mission Bay South. It consists of 305,718 square foot Class A office space and of 6,938 square feet of supporting retail uses. The proposal includes the development of the "vara" public access and utilities easements bordering Block 26a, approximately 18,700 square feet of open space that includes a plaza and landscaped areas, and a temporary surface parking area in the future Mission Bay South Blocks 10 and 10a, located north of the Site.

Preliminary Recommendation: Approval.

Pursuant to Code Sections 314, the project, which the Department has determined would result in the addition of 298,646 square feet of office use gross floor area, would require the provision of Child Care facilities. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **3:30 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

16. 2000.181D (WILSON: 558-6602)
53 ROCKAWAY AVENUE, south side between Rockwood Court and Rock Alley, Lot 15 in Assessor's Block 2936A -Request for Discretionary Review of BPA No. 9926281, proposing to construct a vertical addition to a two-story dwelling located in the Edgehill Mountain Slope Protection Area, in a RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

Adjournment: _____

San Francisco Planning Department
1660 Mission Street, Suite 500
San Francisco, CA 94103



Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102

(Notice)
ADDENDUM

**SAN FRANCISCO
PLANNING COMMISSION**

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 9, 2000
1:30 PM**

DOCUMENTS DEPT.

Regular Meeting

MAR 13 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antanore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

A. **ITEMS PROPOSED FOR CONTINUANCE**

1999.639D

(ARCE: 558-6332)

265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 17, 2000).

**NOTE: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns. The vote was +7 -0.
(Proposed for continuance to March 23, 2000)**

REPORT

THE RESULTS OF THE
ANALYSIS OF THE DATA

OF THE SURVEY OF THE
ECONOMIC SITUATION IN
THE UNITED STATES
FOR THE YEAR 1960

BY

THE

COMMISSION ON

THE ECONOMY

OF THE UNITED STATES

AND

THE NATIONAL ACADEMY OF SCIENCES

OF THE NATIONAL RESEARCH COUNCIL ON THE ECONOMIC SITUATION

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAR 14 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 16, 2000

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 98.703C (BRESANUTTI: 575-6892)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a one-family residence to a bed and breakfast inn with no more than five rooms or suites of rooms, none with cooking facilities, including allowing accessory private events, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
Preliminary Recommendation: Approve the proposed bed and breakfast inn use, with conditions; disapprove the proposed accessory events use.
(Continued from Regular Meeting of March 9, 2000)
(Proposed for Continuance to April 6, 2000)
2. 1999.897C (CHIN: 575-6897)
6143-6153 GEARY BOULEVARD, southeast corner at 26th Avenue; Lot 035A in Assessor's Block 1519: -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing five-story mixed-use building as part of Nextel's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of March 9, 2000)
(Proposed for Continuance to April 13, 2000)
3. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR, approve project.
(Continued from Regular Meeting of March 2, 2000).
(Proposed for Continuance to April 27, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. **COMMISSIONERS' QUESTIONS AND MATTERS**

4. Commission Matters

D. **DIRECTOR'S REPORT**

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

(GHOSH: 558-6275)

7. **TRANSIT-ORIENTED URBAN COMMUNITY PLANS PUBLIC INVOLVEMENT CONTRACT.** Consideration of proposal to approve a resolution authorizing the Director of Planning to enter into a contract with O'Rourke Public Relations & Advertising to expend funds not to exceed \$300,000 for work associated with Transit-Oriented Urban Community Plan. Preliminary Recommendation: Approval

E. **REGULAR CALENDAR**

8. 1999.771ET (ROSETTER: 558: 5987)
SOUTH OF MARKET BILLBOARD AMENDMENT. consideration of a proposal to initiate an amendment to Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by amending Section 607.2, 803.3 and 803.4 to clarify that general advertising signs are required in the South of Market zoning districts.
Preliminary Recommendation: Initiation

9. 1999.247E (KUGLER: 558-6396)
1247 HARRISON STREET: Assessors Block 3757, Lots 63,65 and 66. **Appeal of Preliminary Negative Declaration.** The proposed project would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings (two residential floors over ground floor retail [in the larger two buildings fronting on Harrison] and internal parking) for a total of 64 live/work units. Parking would be provided at a one-to-one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The proposed site is zoned SLI(Service/Light Industrial District) with a 40-X Height/Bulk District and is within the interium Industrial Protection Zone.
Preliminary Recommendation: Uphold Negative Declaration.
(Continued from Regular Meeting of February 24, 2000).

F. SPECIAL DISCRETIONARY REVIEW HEARING

Following the above matters, the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal.

10. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, east side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757, proposing to construct three new live/work buildings containing 64 units in an Industrial Protection Zone, Service/Light Industrial (SLI) area, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
11. 2000.014D (KIM: 558-6290)
4316-26TH STREET, north side of 26th Street between Diamond and Douglas Streets, Lot 009 in Assessor's Block 6556. Discretionary Review is requested of a Building Permit for a one-story vertical addition, rear horizontal extension, and lateral extension along the west side property line. The subject property is an existing one-story-over garage, single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 35-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

Adjournment: _____

SAN FRANCISCO PLANNING DEPARTMENT
1660 Mission Street, Suite 500
San Francisco, CA 94103

San Francisco Main Library
Government Documents Section
Civic Center
San Francisco CA 94102

**SAN FRANCISCO
PLANNING COMMISSION
&
REDEVELOPMENT AGENCY COMMISSION**

**Notice of Meeting
&
Calendar
of**

DOCUMENTS DEPT.

MAR 20 2000

SAN FRANCISCO
PUBLIC LIBRARY

Special Joint Meeting

**Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place**

**Thursday, March 23, 2000
12:30 PM**

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

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hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Arnstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_ArnstineO'Hara@ci.sf.ca.us.

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

12:30 PM

ROLL CALL

PLANNING: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

REDEVELOPMENT: Commission President: Mark Dunlop
Commissioners: Benny Y. Yee, Leroy King, Ramon Romero, Darshan Singh, Lynette Sweet

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

1. 1999.173E (MALTZER: 558-6391)
BRANNAN SQUARE PROJECT. Hearing to receive public comment on the Draft Environmental Impact Report for the proposed project. At Assessor's Block 3774, Lots 15, 18, 24 & 25; the proposed project entails the adaptive reuse of the buildings at 250 Brannan and 1 Federal Streets; the demolition of the exterior facade wall and buildings at 200 Brannan and 41 Federal Streets; and construction of two new buildings to provide a total of eight live/work units, 242 dwelling units (51 affordable), about 129,300 square feet of multimedia/business service space, about 26,000 square feet of retail space, a restaurant of about 5,000 square feet, about 400 parking spaces and two loading spaces. The project site is on the northwest corner of Brannan and Delancey Streets and the southwest corner of Delancey and Federal Streets, within the South End Historic District. Lots 18 and 24 are within the South Beach Sub-Area of the Rincon Point-South Beach Redevelopment Area. Lot 18 is zoned M-1 (Light Manufacturing), Lot 24 is zoned M-2 (Heavy Manufacturing) and both are within a 105-F Height and Bulk District. Lots 15 and 25 are both zoned SSO

(Service/Secondary Office) and within a 50-X Height and Bulk District. The proposed project requires a Certificate of Appropriateness pursuant to Planning Code Section 1006.

NOTE: Written comment period ends on Friday, March 24, 2000, at 5:00 p.m.
(Public hearing and discussion only. No action required)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisor's Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 23, 2000

2:30 PM

DOCUMENTS DEPT.

Regular Meeting

MAR 20 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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2:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.829C (BRESPANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar, as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Continued from Regular Meeting of March 9, 2000).
(Proposed for Continuance to April 13, 2000)
2. 2000.138D (KEYLON/MEHRA: 558-6613/558-6257)
2690 BROADWAY STREET, northeast corner between Divisadero & Broadway, Lot 002B in Assessor's Block 0960 - Request for Discretionary Review of BPA No. 9913321, proposing to demolish an existing three-story, single-family residence and construct a new 3-story single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application with modifications.
(Proposed for Continuance to May 11, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption - draft minutes of 3/9/00.
4. Commission Matters

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

7. (GHOSH: 558-6275)

TRANSIT-ORIENTED URBAN COMMUNITY PLANS PUBLIC INVOLVEMENT CONTRACT. Consideration of proposal to approve a resolution authorizing the Director of Planning to enter into a contract with O'Rourke Public Relations & Advertising to expend funds not to exceed \$300,000 for work associated with Transit-Oriented Urban Community Plan.

Preliminary Recommendation: Approval

(Continued from the Regular Meeting of March 16, 2000)

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

8. 1999.207C (ZWIERZYCKI: 558-6263)
316-318 LELAND STREET, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 9, 2000).

Preliminary Recommendation: Disapproval.

NOTE: On March 9, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions a 15 bed facility by a vote +6 -0. Commissioner Martin was absent. Final language: 3/23/00.

F. REGULAR CALENDAR

9. 1999.562C (BORDEN: 558-6321)
429 CASTRO STREET, east side, between 17th and 18th Streets, Lot 85 in Assessor's Block 3582 - Request for Conditional Use authorization to allow the installation of six antennas in a stealth cylinder and base station equipment on the roof of the Castro Theater, City Landmark No. 100, as part of a wireless telecommunications network operated by Sprint PCS, pursuant to Planning Code Section 715.83, in the Castro Street Neighborhood Commercial District (NCD) and a 65-B Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

10. 1999.442E (MONTANA: 558-5984)
Executive Park Development CEQA Findings. Consideration of adoption of Findings pursuant to the California Environmental Quality Act (CEQA), the State Guidelines, and Chapter 31 of the City's Administrative Code for General Plan amendments to the Executive Park Subarea of the South Bayshore Area Plan of the General Plan and for a Conditional

Use Authorization for a Planned Unit Development at Executive Park on Lots 85, 86 and 88/90 of Assessor's Block 4991.

Preliminary Recommendation: Approval.

11. 2000.057RM (MONTANA: 558-5984)
General Plan Map and Text Amendments for Executive Park. Consideration of a proposal to adopt amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community proposed as a Planned Unit Development on approximately 58 acres of the 70 acre Executive Park Subarea. The Executive Park Subarea Plan of the South Bayshore Plan Element of the General Plan encompasses Lots 24, 61, 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Hill Park to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) "Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; and (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18. The text proposed for amendment include portions of the text of the Subarea Plan For Executive Park to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines through the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet and communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to view the water; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane to connect to Harney Way. The Planning Commission initiated these amendments on February 4, 2000 and on March 23, 2000 will consider adoption of amendments for recommendation to the Board of Supervisors. For more information on this subject, please contact planner Susana Montana at (415) 558-5984. Preliminary Recommendation: Approval.
12. 1990.299CC (MONTANA: 558-5984)
Conditional Use Application for an Amendment to a Planned Unit Development (PUD) at Executive Park. Consideration of an amendment to a Planned Unit Development (PUD) to be developed on approximately 58 acres of land consisting of Lots 85, 86 and 88/90 (formerly Lot 87) in Assessor's Block 4991 to allow up to 1,324,000 square feet (sq.ft) of new office space, 52,500 sq.ft. of new retail and restaurant space, 25,000 sq.ft. of health club/fitness center space, 13,200 sq.ft. of child care space, up to 521 new dwelling units with 782 new,

accessory residential off-street parking spaces, up to 17 off-street freight loading spaces, up to 2,880 new accessory, independently-accessible commercial off-street parking spaces, and additional off-site and possibly on-site parking to be authorized by the Director of Planning if and when the Project Sponsor's Transportation Management Program (TMP) is fully operational and an annual report to the Director on the TMP demonstrates that additional parking is necessary and appropriate to avoid spill-over parking impacts to nearby residential neighborhoods. The PUD would authorize specific land uses within the Project Site for a two year period of time within which all of the proposed development must commence construction along with all associated mitigation measures, infrastructure, local employment requirements, affordable housing linkage requirements for the office space, and other conditions of approval. The PUD would (1) require the recordation of a notice of special restriction on the deed of the 26 acres of open space which describes the open space program to insure improvement and maintenance of a 26 acre open space area contiguous to Bay View Hill Park; (2) require that a minimum of 500 dwelling units be constructed within the 55 acre site with construction of all such dwelling units commencing within a twenty-four month time period; (3) require that ten percent of all dwelling units provided on-site must be affordable to households whose incomes do not exceed one hundred percent of the median income for rental units and one hundred twenty percent of the median income for sale units; (4) require new office development to meet the housing requirements set forth in Section 313 of the Planning Code; (5) specify design characteristics of the development to foster pedestrian interest and sound urban design of the area as an attractive gateway to the City; (6) allow a greater number of freight loading spaces than required by the Planning Code, if needed to meet projected demand; (7) allow a specific number of residential and non-residential parking spaces, and the potential for additional off-site parking and possibly on-site parking in the event necessary to avoid spill-over parking impacts to nearby neighborhoods; (8) alter the previously approved configuration for the extension of Executive Park Boulevard to remain within City & County of San Francisco jurisdiction as it connects to Harney Way; (9) provide certain exemptions from code requirements of rear yard or light and air, if necessary for housing development and as determined by the Director of Planning upon review of a building permit; (10) require local employment for construction and permanent jobs; and (11) require various other mitigation measures to eliminate or ameliorate potential environmental impacts associated with the proposed development. This authorization is contingent upon the approval of amendments to the San Francisco Executive Park Subarea Plan of the South Bayshore Plan of the General Plan adopted by the Planning Commission and recommended to the San Francisco Board of Supervisors. The proposed project also requires land and condominium subdivisions. The Project is in the area generally bounded by Executive Park Boulevard, Harney Way, Bay View Hill Park and Jamestown Avenue, and lies within a C-2 (Community Business) District and 40-X, 60-X, 80-X 100-G, 140-H, 165-I and 200-I Height and Bulk Districts in the South Bayshore area. Preliminary Recommendation: Please note that the Project described above is a Planning Department staff-initiated amendment to the Planned Unit Development Conditional Use Application submitted by the Project Sponsor. The Planning Department is recommending approval of this staff-initiated Project and is recommending disapproval of the Project Sponsor Conditional Use Application. For more information, please contact planner Susana Montana at (415) 558-5984.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:30 P.M.** the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR

Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

13. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: No recommendation at this time.

(Continued from Regular Meeting of March 9, 2000).

NOTE: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns. The vote was +7 -0.

14. 1999.744D (BORDEN: 558-6321)
3050 - 19TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 013 in Assessor's Block 7226 -- Request for Discretionary Review of BPA No. 9914171S, proposing to add a second story in an RH-1(D) [House, One-Family (Detached Dwelling)] District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.

Adjournment: _____

San Francisco Planning Department
1660 Mission Street, Suite 500
San Francisco, CA 94103

San Francisco Main Library
Government Documents Section
Civic Center
San Francisco CA 94102



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

NOTICE OF CANCELLATION

SAN FRANCISCO
PLANNING COMMISSION
Regular Meeting
Thursday, March 30, 2000

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, March 30, 2000** had been canceled. The next Regular Meeting of the Planning Commission will be held on **Thursday, April 6, 2000**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	ANITA THEOHARIS
VICE-PRESIDENT	BEVERLY MILLS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	HECTOR CHINCHILLA
COMMISSIONER	LARRY MARTIN
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LINDA RICHARDSON
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

DOCUMENTS DEPT.

MAR 28 2000

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

APR - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 6, 2000

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Arnstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_Arnstine-O'Hara@ci.sf.ca.us.

Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Arnstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.829C (BRESSANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar, as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of March 23, 2000).
(Proposed for Continuance to April 27, 2000)
2. 98.635ECB (BADINER: 558-6350)
2101 -2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets – Consideration of: (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations; and (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861. This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.
(Proposed for Continuance to April 13, 2000)
3. 1999.571C (ZWIERZYCKI: 558-6263)
1344 OCEAN AVENUE, northeastern corner of Granada Avenue, Lot 16 in Assessor's Block 3198 – Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine panel antennas on the roof of a four-story apartment building; and storage and maintenance of related equipment in an existing storage room within the ground-floor garage. Storage of equipment on ground-floor will not result in elimination of parking stalls. The antennas and equipment storage are part of a wireless communication network in an NC-2 (Neighborhood-Commercial, Small-Scale) District; Ocean Avenue Fast Food Subdistrict; and 40-X Height/ Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of March 9, 2000)
(Proposed for Continuance to May 11, 2000)

4. 1999.154E (KUGLER: 558-5983)
992 PERALTA AVENUE, on the west side of Peralta Avenue, at the corner of Peralta and Tompkins; Lot 36 of Assessors Block 5696. Appeal of a Preliminary Negative Declaration for a planned unit development (PUD) of 66 condominium residential units and 3,500 sq. ft. retail. The proposed project is the construction a structure with residential units, a 2,500 sq. ft. convenience store and a 1,000 sq. ft. fast-food takeout after demolishing three existing warehouse structures and removing an existing truck parking/storage yard. The new four-level building (three residential floors over a ground floor that would contain the retail space and 66 spaces of internal parking) is proposed to be constructed to follow the topography and would cover the entire lot at differing grade levels. The building would be approximately 40 feet in height. The proposed site is zoned NC-S with a 40-X Height/Bulk District.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to May 11, 2000)
5. 98.770E (MALTZER: 558-6391)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room, and construct a new four-story building containing eight senior housing units, a preschool and community meeting room.
(Continued from Regular Meeting of February 24, 2000).
(Proposed for Continuance to June 22, 2000)
6. 1999.040C (WILSON: 558-6602)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility and a community facility, under Planning Code Sections 209.3(f) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for rear yard and off-street parking variances under Planning Code Sections 134(c)(1) and 151.
(Continued from Regular Meeting of February 24, 2000).
(Proposed for Continuance to June 22, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 1/27/00, 3/16/00 and 3/23/00.
7. Commission Matters

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10. 1999.442E (MONTANA: 558-5984)

Executive Park Development CEQA Findings. Consideration of adoption of Findings pursuant to the California Environmental Quality Act (CEQA), the State Guidelines, and Chapter 31 of the City's Administrative Code for General Plan amendments to the Executive Park Subarea of the South Bayshore Area Plan of the General Plan and for a Conditional Use Authorization for a Planned Unit Development at Executive Park on Lots 85, 86 and 88/90 of Assessor's Block 4991.

Recommendation: Approval.

(Continued from Regular Meeting of March 23, 2000)

Note: On March 23, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with amendments by a vote of +4 -2. Commissioners Mills and Theoharis voted no. Commissioner Martin was absent. Final Language 4/6/00.

11. 2000.057RM (MONTANA: 558-5984)

General Plan Map and Text Amendments for Executive Park. Consideration of a proposal to adopt amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community proposed as a Planned Unit Development on approximately 58 acres of the 70 acre Executive Park Subarea. The Executive Park Subarea Plan of the South Bayshore Plan Element of the General Plan encompasses Lots 24, 61, 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Hill Park to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) "Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; and (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18. The text proposed for amendment include portions of the text of the Subarea Plan For Executive Park to (a)

create a new Urban Design policy for the subarea and include several new urban design guidelines through the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet and communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to view the water; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane to connect to Harney Way. The Planning Commission initiated these amendments on February 4, 2000 and on March 23, 2000 will consider adoption of amendments for recommendation to the Board of Supervisors. For more information on this subject, please contact planner Susana Montana at (415) 558-5984.
Recommendation: Approval.

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of March 23, 2000)

Note: On March 23, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with amendments by a vote of +4 -2. Commissioners Mills and Theoharis voted no. Commissioner Martin was absent. Final Language 4/6/00.

12. 1990.299CC (MONTANA: 558-5984)
Conditional Use Application for an Amendment to a Planned Unit Development (PUD) at Executive Park. Consideration of an extension and amendment to a Planned Unit Development (PUD) to be developed on approximately 58 acres of land consisting of Lots 85, 86 and 88/90 (formerly Lot 87) in Assessor's Block 4991 to allow up to 1,324,000 square feet (sq.ft) of new office space, 52,500 sq.ft. of new retail and restaurant space, 25,000 sq.ft. of health club/fitness center space, 13,200 sq.ft. of child care space, up to 521 new dwelling units and accessory residential off-street parking spaces, off-street freight loading spaces and accessory commercial off-street parking spaces. The PUD would authorize specific land uses within the Project Site within which one-half of the non-residential development and one-half of 500 on-site housing units must commence construction within 24 months from the date of the PUD authorization and, if this performance criteria is met, the remaining commercial development may be allowed provided construction for this phase, along with the remainder of the required 500 on-site housing units, begins within 48 months of the date of the PUD authorization. All construction must commence within the 48 month period, or earlier, along with all associated mitigation measures, infrastructure, local employment requirements, affordable housing linkage requirements for the office space, and other conditions of approval. The PUD would (1) require the recordation of a notice of special restriction on the deed of approximately 26 acres of open space which describes the open space program to insure improvement and maintenance of the open space area contiguous to Bay View Hill Park; (2) require that a minimum of 500 dwelling units be constructed within the 55 acre site; (3) require that ten percent of all dwelling units provided on-site must be affordable to households whose incomes do not exceed one hundred percent of the median income for rental units and one hundred twenty percent of the median income for sale units; (4) require new office development to meet the housing requirements set forth in Section 313 of the Planning Code; (5) specify design characteristics of the development to foster

pedestrian interest and sound urban design of the area as an attractive gateway to the City; (6) allow a greater number of freight loading spaces than required by the Planning Code, if needed to meet projected demand; (7) allow a specific number of residential and non-residential parking spaces, and the potential for additional off-site parking and possibly on-site parking in the event necessary to avoid spill-over parking impacts to nearby neighborhoods; (8) alter the previously approved configuration for the extension of Executive Park Boulevard to remain within City & County of San Francisco jurisdiction as it connects to Harney Way; (9) provide certain exemptions from code requirements of rear yard or light and air, if necessary for housing development and as determined by the Director of Planning upon review of a building permit; and (10) require various other mitigation measures to eliminate or ameliorate potential environmental impacts associated with the proposed development. This authorization is contingent upon the approval of amendments to the San Francisco Executive Park Subarea Plan of the South Bayshore Plan of the General Plan adopted by the Planning Commission and recommended to the San Francisco Board of Supervisors. The proposed project also requires land and condominium subdivisions. The Project is in the area generally bounded by Executive Park Boulevard, Harney Way, Bay View Hill Park and Jamestown Avenue, and lies within a C-2 (Community Business) District and 40-X, 60-X, 80-X 100-G, 140-H, 165-I and 200-I Height and Bulk Districts in the South Bayshore area.

Recommendation: Approval. Please note that the Planning Commission approved a Resolution of Intent to approve the Final Motion of Planning Department staff-initiated and Planning Commission initiated amendments to the Planned Unit Development Conditional Use Application submitted by the Project Sponsor. For more information, please contact planner Susana Montana at (415) 558-5984.

Note: On March 23, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with amendments by a vote of +4 -2. Commissioners Mills and Theoharis voted no. Commissioner Martin was absent. Final Language 4/6/00.

F. REGULAR CALENDAR

13. 1998.864E (BLOMGREN: 558-5979)
650-690 FOURTH STREET Certification of Final Environmental Impact Report. On Assessor's Block 3786, Lots 8 & 9, the approximate 133,600 gross square foot project would include the construction of 54 live/work units, and about 14,500 gross square feet of street-level retail space, with a below-grade 56-space garage and a 9-space ground-level garage after demolishing a wood-frame former tourist hotel and a masonry and concrete industrial/warehouse structure. The project site is in an SSO (Service/Secondary Office) District, an IPZ Buffer Zone, and a 65-X Height and Bulk District. **Note: Public hearing closed. The public hearing for this item was held on February 10, 2000 and the public comment period closed on February 10, 2000.** Preliminary Recommendation: Certify Final Environmental Impact Report
14. 1999.734ET (ROSETTER: 558-5987)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store". Preliminary Recommendation: Approve resolution recommending adoption by the Board of Supervisors.

Testimony and Commission considerations could result in recommendations of modification to the proposed legislation.

(Continued from Regular Meeting of March 9, 2000).

15. 1999.430ETI (ROSETTER: 558-5987)
BERNAL PERMIT REVIEW AND NOTICE AMENDMENT, Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by amending Section 242 to provide that the review, notification and appeal procedures for residential building permits in the Bernal Heights Special Use District be those provided for the rest of the residential districts in the City pursuant to Planning Code Section 311. Preliminary Recommendation: Approve resolution recommending adoption by the Board of Supervisors. Testimony and Commission considerations could result in recommendations of modification to the proposed legislation.
16. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Street; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District, the North of Market Residential Special Use District (Sub-Area #2) and an 80-T Height and Bulk District. The proposed project is the installation of two panel antennas, one on each street frontage, flush mounted to the roof parapet approximately 55 feet above ground level, and base station equipment in the basement of the building as part of a wireless transmission network operated by Sprint Spectrum.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of March 9, 2000).
17. 1999.486C (BEATTY: 558-6163)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275 -- Request for Conditional Use authorization to construct a vertical addition over 40 feet to the existing building, which is currently 46 feet in height (including the parapet). Eight of the units on the top floor will be expanded to create a partial sixth story. The addition will not project above the top of the existing parapet, and therefore will not be visible from the street. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
Preliminary Recommendation:
(Continued from Regular Meeting of February 24, 2000).
18. 1999.677C (LeBLANC: 558-6351)
1081-1097 PINE STREET, southeast corner at Jones Street; Lot 007C in Assessor's Block 0275 -- Request for Conditional Use authorization to construct a building exceeding 40 feet in height in an RM-4 (Residential Mixed, High Density) District, the Nob Hill Special Use District and a 65-A Height and Bulk District. The proposed project is the demolition of a 1-story commercial building and the construction of a 5-story over basement, 65-foot high residential building containing five dwelling units and five off-street parking spaces.
Preliminary Recommendation: Approval with conditions.
19. 1999.902C (SNYDER: 575-6891)
880 HARRISON STREET, north side between 4th and 5th Streets, Lot 95 in Assessor's Block 3752 -- Request for Conditional Use authorization under Planning Code Section 815.72 to install (1) four flush mounted panel antennae on the southwest side of the building approximately 37-feet above grade, (2) three northwest facing panel antennae mounted on

the building's stair penthouse approximately 47-feet above grade, and (3) a base transceiver station approximately 35-feet above grade in a RSD (Residential/Service Mixed Use) Zoning District and a 40-X/85-B Height and Bulk District. As part of the proposal, the existing penthouse would be enlarged to be 47-feet above grade so that the proposed northwest facing antennae can be mounted on it. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.

Preliminary Recommendation: Approval

20. 98.703C (BRENNANUTTI: 575-6892)
399 WEBSTER STREET, southwest corner of Oak Street; Lot 1 in Assessor's Block 842 -- Request for Conditional Use authorization under Planning Code Section 209.2(d) to add a bed and breakfast inn use with five guest rooms to an existing one-family dwelling, in an RM-1 (Low Density Residential, Mixed) District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Continued from Regular Meeting of March 16, 2000)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 4:30 P.M. the Planning Commission Convened into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

21. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: No recommendation at this time.
(Continued from Regular Meeting of March 23, 2000).
NOTE: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns. The vote was +7 -0.

22. 2000.222D (BRENNANUTTI: 575-5892)
1363 PALOU AVENUE, Request for Discretionary Review of Building Permit Application No. 9922806, Lot 027 in Assessor's Block 4759 proposal to construct a two-story addition to the rear of an existing two-story single-family dwelling in a RH-1 (Residential, House, One-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
23. 2000.164D (BORDEN: 558-6321)
17 IDORA AVENUE, Request for Discretionary Review of Building Permit Application No. 9922673S, Lot 050 in Assessor's Block 2914 -- proposal to construct a two-story addition to the rear of an existing two-story single-family dwelling in the RH-1 (D) (Residential House,

One-Family, Detached) District, and a 40-X Height and Bulk District.

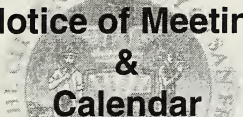
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.

24. 2000.206D (ZWIERZYCKI: 558-6263)
39 ELLERT STREET, Request for Discretionary Review of Building Permit Application No. 9809227S, between Bennington and Bocana Streets, Lot 007 in Assessor's Block 5677, requesting to construct a rear two-story addition, with roof deck above, attached to three-story house, within RH-2 (Residential, House, Two-Family) District; Bernal Heights Special Use District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve plans with conditions
25. 2000.114D (KOONTS: 558-6372)
3 MONTAGUE PLACE, south side between Montgomery and Castle Streets, Lot 14 in Assessor's Block 114 -- Request for Discretionary Review of BPA No.9912721S, proposing to alter front and rear facades, add a partial third story and roof deck to existing two-story over garage house, and merge the two dwelling units into a single family residence in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application (revision 4 of BPA 9912721S), subject to Board of Appeals action regarding Zoning Administrator's determination (Appeal No. 00-039).
26. 2000.111D (MIRAMONTES: 558-6348)
768 EL CAMINO DEL MAR, north side between Lake Street and 30th Avenue, Lot 006 in Assessor's Block 1307 -- Request for Discretionary Review of BPA No. 9920588, proposing horizontal extensions to an existing single family dwelling at the front and rear, relocation of the garage, and facade alterations in an RH-1 (D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
27. 2000.138D (WANG: 558-6335)
4038-17TH STREET, north side between Castro and Douglass Streets, Lot 011 in Assessor's Block 2623 -- Request for Discretionary Review of BPA Nos. 9914005 and 9814006, proposing to demolish an existing one-story over garage, residential building and construct a new three-story over garage, three-family dwelling in a RH-3 (Residential, House, Three-Family) District.
Preliminary Recommendation: Take Discretionary Review and approve demolition permit application and the building permit application for the proposed new building with modifications.
28. 1999.764DD (KEYLON: 558-6613)
3009 WEBSTER STREET, west side between Pixley and Filbert Streets, Lot 008 in Assessor's Block 0506 -- Request for Discretionary Review of BPA No. 9913093, proposing to add a third floor and third floor mezzanine (partial fourth floor) at the rear and center of the existing single-family dwelling in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as per revised plans.

Adjournment: _____

F
55
14
13/00

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 13, 2000

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

APR 11 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Arnstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_ArnstineO'Hara@ci.sf.ca.us.

Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Arnstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Street; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District, the North of Market Residential Special Use District (Sub-Area #2) and an 80-T Height and Bulk District. The proposed project is the installation of two panel antennas, one on each street frontage, flush mounted to the roof parapet approximately 55 feet above ground level, and base station equipment in the basement of the building as part of a wireless transmission network operated by Sprint Spectrum.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 6, 2000).
Note: On April 6, 2000, following public testimony the Commission closed the public hearing. A motion to approve with the condition that this site can not be used as a co-location site failed to carry by a vote of +3 -2. Commissioners Antenore and Richardson voted no. Commissioners Chinchilla and Theoharis were absent. Substitute motion to disapprove also failed to carry by a vote +2 -3. Commissioners Joe, Martin and Mills voted no. Commissioners Chinchilla and Theoharis were absent. The item was continued to April 13, 2000.
(Proposed for Continuance to May 4, 2000)
2. 2000.006C (KEYLON: 558-6613)
3445 GEARY BOULEVARD, south east corner at Stanyan Street, Lot 41 in Assessor's Block 1085 -- Request for Conditional Use Authorization under Planning Code Sections 121.2 and 712.21 for use size exceeding 6,000 square feet within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The proposal is for a ground floor retail store (Beverages and More of 11,989 gross square feet).
Preliminary Recommendation: Disapproval.
(Proposed for Continuance to May 4, 2000)
3. 1999.310E (NAVARRETE: 558-5975)
322-6TH STREET, Appeal of Negative Declaration - Assessor's Block 3754 Lot 3. The proposal is to demolish one existing industrial/commercial warehouse building on the site and construct one building containing 15 live/work units and 15 off-street parking spaces within a 3-story structure (including mezzanine approximately 50 feet in height. The project site is located in a Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district. The proposed project site is within a Mixed Use Housing Buffer area, adopted by the Planning Commission as in interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration.
(Proposed for Continuance to May 11, 2000)

4. 2000.249D (MARTIN: 558-6616)
1050 IOWA STREET, west side between 23rd and 25th Streets, Lot 016 in Assessor's Block 4226 -- Request for Discretionary Review of BPA No. 9907699, BPA No. 9907700, and BPA No. 9907701, proposing to construct three buildings containing a total of 26 live/work units: Building A with ten; Building B with six; and Building C with ten, each building to be four stories and one mezzanine, in an M-1 (Light Industrial) District (Industrial Protection Zone) and a 40-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
 Preliminary Recommendation: Take Discretionary Review and disapprove this proposal.
(Proposed for Continuance to May 11, 2000)

5. 98.635ECB (BADINER: 558-6350)
2101 -2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets -- Consideration of: (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations; and (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861. This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.
 (Continued from Regular Meeting of April 6, 2000)
 Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to April 27, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 1/6/00 and 2/3/00.
7. Commission Matters

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10. 2000.222D (BRENNANUTTI: 575-5892)
1363 PALOU AVENUE, Request for Discretionary Review of Building Permit Application No. 9922806, Lot 027 in Assessor's Block 4759 proposal to construct a two-story addition to the rear of an existing two-story single-family dwelling in a RH-1 (Residential House, One-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
Note: On April 6, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and disapprove the project by a vote of +4 -1. Commissioner Mills voted no. Commissioners Theoharis and Chinchilla were absent. Final language 4/13/00.

F. REGULAR CALENDAR

11. 1999.902C (SNYDER: 575-6891)
880 HARRISON STREET, north side between 4th and 5th Streets, Lot 95 in Assessor's Block 3752 -- Request for Conditional Use authorization under Planning Code Section 815.72 to install (1) four flush mounted panel antennae on the southwest side of the building approximately 37-feet above grade, (2) three northwest facing panel antennae mounted on the building's stair penthouse approximately 47-feet above grade, and (3) a base transceiver station approximately 35-feet above grade in a RSD (Residential/Service Mixed Use) Zoning District and a 40-X/85-B Height and Bulk District. As part of the proposal, the existing penthouse would be enlarged to be 47-feet above grade so that the proposed northwest facing antennae can be mounted on it. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of April 6, 2000)
Note: On April 6, 2000, following public testimony the Commission closed the public hearing. A motion to approve with conditions failed to carry by a vote +3 -2. Commissioners Martin and Richardson voted no. Commissioners Chinchilla and Theoharis were absent.
12. 1999.867H (KOMETANI: 558: 6478)
559 CLAY STREET, AKA 560 COMMERCIAL STREET, south side of Clay between Montgomery and Leidesdorff Streets, Assessor's Block 228, Lot 31 --Request for Permit

to Alter authorization under Article 11 of the Planning Code to construct a new 2-story rooftop addition and install new property line windows at the east elevation of this "Category IV, Contributory" building in the Commercial-Leidesdorff Conservation District. The Subject property is zoned C-3-0 (Downtown Office) District and is in a 75-X Height and Bulk District.

Preliminary Recommendation: Approval

13. 1998.604M (MONTANA: (558-5984)
MISSION-STEUART HOTEL, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714 -- Consideration of initiation of a General Plan Map amendment to facilitate the construction of a hotel with a height ranging from 40 feet to approximately 84 feet, with approximately 200 to 210 rooms, and with accessory retail, restaurant and meeting room space on property currently owned and used by the San Francisco Municipal Railway (MUNI) as a lay-over yard for buses and proposed to be leased by MUNI to a hotel developer and operator. Consideration of an application under Planning Code Section 340 to initiate an amendment to Map 2 (Height and Bulk Plan) of the Northeastern Waterfront Element of the General Plan to show the subject site as planned for a height and bulk classification of 84-E, rather than the current O.S. (Open Space) classification.
Preliminary Staff Recommendation: Approval.
14. 1998.604Z (MONTANA: (558-5984)
MISSION-STEUART HOTEL, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Consideration of an application under Planning Code Section 302 to initiate an amendment to Zoning Maps 1 and 1H of the City and County of San Francisco to change the height and bulk district classification of Lot 17 in Assessor's Block 3714 from OS (open space) to 84-E and to change the use district classification for the subject site (Lots 6, 7, 8, 9 and 17 of Assessor's Block 3714) from a P (Public) district to a C-2 (Community Business) district.
Preliminary Staff Recommendation: Approval.
15. 98.766X (LeBLANC 558-6351)
535 MISSION STREET, South side of **Mission Street between First and Second Streets, with secondary frontages on Shaw Alley and Minna Street, Lots 68 and 83 in Assessor's Block 3721** --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including an exception to the Separation of Towers requirement (Section 132.1(c)) and an exception to the Reduction of Ground Level Wind Current requirement (Section 148 (a)) for the demolition of an existing 3-story building and the construction of a 24-story, 314-foot tall building with up to 252,000 gross square feet of office space and approximately 700 square feet of retail space. The project would also include approximately 6000 square feet of open space, 2 loading docks and approximately 43 parking spaces. The project lies within a C-3-0 (Downtown, Office) District and a 550-S Height and Bulk District.
Recommendation: Approval with Conditions
16. 98.766B (LeBLANC 558-6351)
535 MISSION STREET, South side of Mission Street between First and Second Streets, with secondary frontages on Shaw Alley and Minna Street, Lots 68 and 83 in Assessor's Block 3721 --Request under Planning Code Sections 320-325 (Office Development Limitation Program) for a 24-story, 314-foot tall building with up to 252,000 gross square feet of office space and approximately 700 square feet of retail space.

The project would also include approximately 6000 square feet of open space, 2 loading docks and approximately 43 parking spaces. The project lies within a C-3-O (Downtown, Office) District and within a 550-S Height and Bulk District.

Recommendation: Approval with Conditions

17. 1999.897C (CHIN: 575-6897)
6143-6153 GEARY BOULEVARD, southeast corner at 26th Avenue; Lot 035A in Assessor's Block 1519: -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing five-story mixed-use building as part of Nextel's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 16, 2000)
18. 1999.385C (WOODS: 558-6315)
3839 WASHINGTON STREET, south side, between Maple and Cherry Streets; Lots 1A, 24 and 25 in Assessor's Block 992 -- Request for a Conditional Use authorization under Sections 209.3(g) and 303 of the Planning Code to increase the enrollment of an existing primary and middle school (Presidio Hill School) from approximately 160 students to 200 students and to expand the existing school building from approximately 7,000 square feet to approximately 16,820 square feet in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
19. 2000.131C (SNYDER: 575-6891)
291-293 DUBOCE AVENUE, southeast corner of Duboce Avenue and Market Street, Lot 58 in Assessor's Block 3534 -- Request for Conditional Use authorization under Planning Code Section 712.83 to install three antennae on one of the building's front copulas and three antennae on a rear building wall in an NC-3 Use District and an 80-B Height and Bulk District. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennae and related equipment would be part of a wireless communication network operated by Sprint PCS.
Preliminary Recommendation: Approval with conditions.
20. 2000.182C (SNYDER: 575-6891)
291-293 DUBOCE AVENUE, southeast corner of Duboce Avenue and Market Street, Lot 58 in Assessor's Block 3534 -- Request for Conditional Use authorization under Planning Code Section 712.83 to install six flush mounted antennae (three facing south and three facing west) on the building's elevator penthouse approximately 50-feet above sidewalk grade in an NC-3 Use District and an 80-B Height and Bulk District. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.
Preliminary Recommendation: Approval with conditions.
21. 2000.069C (BORDEN: 558-6321)
3583 16TH STREET, west side, between Noe and Pond Streets; Lot 92 in Assessor's Block 3564 -- Request for a Conditional Use authorization to amend conditions of approval for Case No. 1989.425C, Motion No. 11791, under Planning Code Section 303(e) (Conditional Uses, Modification of Conditions) in the Upper Market Neighborhood

Commercial District and a 50-X Height and Bulk District to extend food service hours later into the evening, and to remove conditions related to live entertainment. Hours of operation for the restaurant are currently 6:00 a.m. to 6:00 p.m., the applicant is requesting that these change to 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12 midnight on Friday, 9:00 a.m. to 12 midnight on Saturday, and 9:00 a.m. to 11:00 p.m. on Sunday. The applicant would also like to increase the number of seats from 68 to 82.

Preliminary Recommendation: Approval with conditions.

22. 2000.258C DiBARTOLO: 558-6291)
1548 STOCKTON STREET, east side between Green and Union Streets; Lot 23 in Assessor's Block 116: --Request for Conditional Use authorization to add a Full Bar to a Full-Service Restaurant under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:30 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

23. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) a Mixed Use Buffer zone, and a 40-X/85B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of March 9, 2000).
24. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, south side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757 -- Request for discretionary review on an application that is proposing to demolish the existing building on site and construct three new live/work buildings containing a total of 64 units. The proposed project is in an Industrial Protection Zone, a Service/Light Industrial (SLI), District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of March 16, 2000)
25. 2000.205D (KIM: 558-6290)
256 PENNSYLVANIA STREET, Building Permit Application No. 9918250, Lot 008 in Assessor's Block 4000. Discretionary Review is requested of Building Permit Application to demolish an existing fire-damaged, two-story-over-garage, two-family dwelling and construct a new three-story-over-garage, two-unit dwelling in a RH-2 (Residential, House, Two-Family) District; and a 40-X Height and Bulk District.

- Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
26. 2000.220D (WILSON: 558-6602)
275 BEACON STREET, side of street between Laidley and Digby Streets, Lot 004, in Assessor's Block 7540. Request for Discretionary Review of PBA No. 9924271S, to construct horizontal additions to fill-in two roof decks at the front of the building, within a RH-1 (House, One-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
27. 2000.247D (WILSON: 558-6602)
1415 SHRADER STREET, westside between 17th and Shrader Streets, Lot 003A in Assessor's Block 1288. Request for Discretionary Review of PBA No. 9925348S, to construct a new single-family dwelling on the vacant lot within a RH-2 (House, Two-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
28. 1999.741D (MARTIN: 558-6616)
272-274 MISSOURI STREET, west side between Mariposa and 18th Streets, Lot 012 in Assessor's Block 4003 -- Request for Discretionary Review of BPA No. 9910774S, proposing to add a fourth floor with a peaked roof, resulting in a new height of 38'2" which is an increase of 8'11". The new floor is setback 6'6" from the front property line. Facade alterations include replacing horizontal shiplap siding and adding new bay windows in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
29. 2000.250D (MARTIN: 558-6616)
1228 - 25th STREET, north side between Iowa and Indiana Streets, Lot 013A in Assessor's Block 4227 -- Request for Discretionary Review of BPA No. 9907691 and BPA No. 9907692, proposing to construct two buildings containing two live-work units each: Building A to be four stories and Building B to be three stories, in an M-2 (Heavy Industrial) District (Industrial Protection Zone) and a 50-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
Preliminary Recommendation: Take Discretionary Review and disapprove this proposal.
30. 2000.261D (CHIN: 575-6897)
2844-46 GREENWICH STREET, north side between Baker and Lyon Streets, Lot 033 in Assessor's Block 0940 -- Request for Discretionary Review of BPA No. 9919535, proposing to raise the flat roof in the rear half of the building to match the existing level at the front, and construct a roof deck over the entire roof area, with access via a stair and elevator penthouse in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

Adjournment:

San Francisco Planning Commission
1660 Mission Street, Suite 500
San Francisco, CA 94103

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

APR 24 2000

SAN FRANCISCO
PUBLIC LIBRARY

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 27, 2000
1:30 PM**

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

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These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.002C (MIRAMONTES: 558-6348)
1415 VAN NESS AVENUE, west side between Austin and Bush Streets, Lot 4 in Assessor's Block 666 -- Request for Conditional Use Authorization under Planning Code Section 209.8(d) for the provision of 4,700 square feet of office space located above the ground floor on a site located within an RC-4 (Residential-Commercial Combined, High Density) District, 130-V and E Height and Bulk Districts, the Van Ness Special Use District and the Special Sign District for Illumination.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to May 4, 2000)

2. 98.635ECBD (BADINER: 558-6350)
2101 -2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets --
Consideration of:

- (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations.
Recommendation: Approval With Conditions; and
- (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. Recommendation: Approval With Conditions.
- (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861.
Recommendation: Take DR and Approve with Conditions

This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.

The Project would include a total of approximately 159,015 square feet, including approximately 152,840 square feet of office space, approximately 1,500 square feet of retail space, and approximately 4,700 square feet of light industrial space in two new buildings (2125 Bryant Street and 700 York Street) and three renovated buildings (2101 Bryant Street, 2717 19th Street, and 2830 20th Street) on the site.

(Proposed for Continuance to May 4, 2000)

3. 1999.668E (BLOMGREN: 558-5979)
38-44 TEHAMA STREET/543 HOWARD STREET, Appeal of a Preliminary Negative Declaration--Assessor's Block 3736, Lot 111. The proposed project involves improvements to a three story building and construction of 23,000 square feet on the fourth and mezzanine levels. The renovated and new space is proposed for office use. With construction of the additional story and mezzanine level, the building would be approximately 64 feet, 22 feet taller than the existing structure. The 14,500 square-foot project site is composed of one lot in the middle of a block bordered by Howard Street to the north, First Street to the east, Tehama Street to the south, and Second Street to the west. The site has frontages on Howard and Tehama Streets. The proposed renovated and enlarged building would contain approximately 73,000 gross square feet (gsf). The structure would not provide off-street parking. The project would also include two off-street freight loading spaces.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to May 11, 2000)
4. 1999.583E (CHAN: 558-5982)
881-899 HOWARD STREET, SOMA SQUARE - Appeal of a Preliminary Negative Declaration: Assessor's Block 3733, Lot 79 on the SE corner of 5th and Howard Streets, within the South of Market neighborhood. There are two inter-connected buildings on the site, a three-story building consisting of approximately 95,000 square feet (including basement) and a six-story building consisting of approximately 213,500 square feet (including basement). Of the combined approximately 308,500 square feet of space in the two buildings, about 114,000 square feet are presently retail, 13,000 square feet are office, and 172,500 square feet are storage and vacant retail space. The proposed project would consolidate all the retail space into the three-story building and convert the six-story building into an office building. The net result of the project would be a combined total of approximately 92,000 square feet of retail, 165,000 square feet of office, 12,000 square feet of storage space, and 20,000 square feet of parking on site. The basement of the six-story building would be converted to 45 valet parking spaces. The vehicular access to the parking garage would be from Tehama Street. The project site is located within the C-3-S (Downtown Support District) and within the 130-F Height and Bulk district. The proposed project requires review by the City Planning Commission pursuant to Planning Code Section 309, which regulates permit review with C-3 (Downtown) zoning districts and Planning Code Sections 321 and 322 which monitors the annual limit on office development.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to May 11, 2000)
5. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
(Continued from Regular Meeting of March 16, 2000).
(Proposed for Continuance to May 25, 2000)
6. 1999.738D (CHIN: 575-6897)
2131 DIVISADERO STREET, west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 -- Request for Discretionary Review of BPA No. 9914768, proposing to raise a portion of the roof to match existing roof at the rear of a three-story, two dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X

Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

(Continued from Regular Meeting of March 9, 2000)

(Proposed for Continuance to June 22, 2000)

7. 2000.246D (WILSON: 558-6602)
511 ELIZABETH STREET, south side between Castro and Noe Streets, lot 043 in Assessor's Block 36546 - Request for Discretionary Review of Building Permit Application NO. 9918088, proposing to construct a two-story vertical addition and a rear horizontal addition to an existing two-story single-family dwelling in an Rh-2 (House, Two-Family District and a 40-X height and bulk district.
Preliminary Recommendation: Do not take discretionary review and approve building permit application as submitted.
WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - draft minutes of 3/2/00 and 2/10/00.
9. Commission Matters

D. DIRECTOR'S REPORT

10. Director's Announcements.
11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

12. (ALUMBAUGH: 558-6601)
INFORMATIONAL ITEM - TRANSIT-ORIENTED URBAN COMMUNITY PLANS
NEIGHBORHOOD WORKSHOPS ANNOUNCEMENTS AND UPDATE
Announcements of the first neighborhood workshop for each of the three areas for which the Department is preparing transit-oriented urban community plans. This is the first product prepared by staff and the public involvement consultant.
Preliminary Recommendation: No Action
13. 1999.403E. (GITELMAN: 558-5977)
INFORMATIONAL ITEM - UPDATE OF THE PROPOSED SAN FRANCISCO
INTERNATIONAL AIRPORT AIRFIELD RECONFIGURATION PROJECT, Update of the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) document preparation process, including on-going environmental data collection and identification of potential project alternatives.
Preliminary Recommendation: No Action
14. 2000.213C (SNYDER: 575-6891)
301-8TH STREET, east corner of 8th Street and Folsom Street, Lot 56 in Assessor's Block 3755 (the property which contains the business, "California Carpet and Rugs") -- Request for Conditional Use authorization under Planning Code Section 816.73 and 227(h) to: (1) install six flush-mounted antennae on the building's parapet (three facing 8th Street and three facing Folsom Street) approximately 36-feet above sidewalk grade; (2) install backup equipment on the building's rooftop approximately 37.5-feet above grade; and (3) enlarge the building's parapet by one foot in height so that the proposed antennae can be mounted on it, in an SLR (Service/Light Industrial/Residential Mixed Use) District and an 40-X/50-X Height and Bulk District.
Recommendation: Approve with conditions
15. 2000.252C (BORDEN: 558-6321)
800 VELASCO STREET (1-59 BLYTHDALE AVENUE) - Wu Yee Child Care Center, north side, across from Pasadena Street; Lot 1 in Assessor's Block 6321 - Request for a Conditional Use authorization to allow the establishment of a child care facility for 13 or more children on property leased from the Housing Authority, pursuant to Planning Code Section 209.3(f) Institutional Uses Permitted in R Districts); in the RM-1 (Residential, Mixed: Low Density) District and a 40-X Height and Bulk District. The child care facility consists of modular structures.
Preliminary Recommendation: Approval with conditions.
16. 2000.144C (MIRAMONTES: 558-6348)
1000 VAN NESS AVENUE, east side between O'Farrell and Myrtle Streets, Lots 14, 15 and 16 in Assessor's Block 715 -- Request for Conditional Use Authorization under Planning Code Sections 209.8(d) and 178(e) for the provision of office space located above the ground floor in the AMC 1000 Van Ness Avenue building located within an RC-4 (Residential-Commercial Combined, High Density) District, 130-V and E Height and Bulk Districts, the Van Ness Special Use District and the Special Sign District for Illumination. The proposal is to establish 5,330square feet of office space on the building's second floor.
Preliminary Recommendation: Approval with conditions

17. 1999.829C (BRENNANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar (dba "Blondies"), as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of April 6, 2000)
18. 1999.746C (BRENNANUTTI: 575-6892)
360-10TH STREET, west side between Folsom Street and Harrison Street; Lot 9 in Assessor's Block 3520 - Request for Conditional Use Authorization to allow the demolition of two dwelling units per Planning Code Section 803.5(b) and 233(a) and to allow construction of six new live/work units in the Industrial Protection Zone across the street from the Mixed Use Housing Zone per Planning Commission Resolution No. 14861, in the South of Market Service/Light Industrial/Residential (SLR)/Mixed Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
19. 1999.624C (WILSON: 558-6602)
123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot 30 in Assessor's Block 2695 - Request for a Conditional Use authorization pursuant to Planning Code Section 303(e), to change conditions imposed in a prior conditional use authorization, and pursuant to Planning Code Section 209.4(a) to allow the expansion of the existing community facility, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of February 10, 2000)
20. 1999.558C (BRENNANUTTI: 575-6892)
601 VALENCIA STREET, southwest corner of 17th Street; Lot 79 and 81 in Assessor's Block 3576 - Request for Conditional Use Authorization to allow construction of a new mixed-use building with commercial and 26 parking spaces on the ground floor and 24 dwelling units on the upper floors on two lots totaling more than 10,000 square feet in size per Planning Code Sections 121.1, 712.11, and 726.11 in the Valencia Neighborhood Commercial District and the NC-3 Moderate Scale Neighborhood Commercial District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
21. 1999.829C (KEYLON: 558-6613)
7355 GEARY BOULEVARD, southeast corner of Geary Boulevard at 38th Avenue, Lot 034 in Assessor's Block 1507 -- Request for Conditional Use authorization under Section 187.1(C) of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including a new convenience store within the existing structure, in an RM-1 (Residential, Mixed, Low Density) District.
Preliminary Recommendation: Approval with conditions

22. 1999.832C (ZWIERZYCKI: 558-6263)
260 SAGAMORE STREET, north side between Orizaba and Capitol Avenues in Lot 69 in Assessor's Block 7137 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install three panel antennas placed inside a proposed stealth steeple attached to the roof of an existing church; and add base station equipment at the rear of the property, as part of a wireless communication network in an RH-1 (Residential, House, One-Family) District and 40-X Height/Bulk District.
Preliminary Recommendation: Approval with conditions.

G. **SPECIAL DISCRETIONARY REVIEW HEARING**

At Approximately **4:30 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

23. 2000.109D (ZWIERZYCKI: 558-6263)
424 ROOSEVELT WAY, Request for Discretionary Review of BPA No. 9918966 to construct two-story addition with roof deck above, extending approximately 16 feet beyond the rearwall of an existing two-story single-family dwelling in RH-1 (Residential, House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
24. 2000.590D (KEYLON: 558-6613)
1624 VALLEJO STREET, Lot 020 in Assessor's Block 0551- Request for Discretionary Review Permit Application No. 98.14775, proposing to legalize 10-foot wide by 7-foot deep deck constructed without permit at the rear of the second story of an existing six-family dwelling in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
25. 2000.072DD (CHIN: 575-6897)
3530 WASHINGTON STREET, lot 005 in Assessor's Block 0986, - Request for Discretionary Review of BPA 9918195, proposing to construct a 15-foot by 25-foot, two-story rear addition in a RH-1 (Residential, One-Family) District and a 40-X Height an Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application with modifications.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAY - 2 2000

SAN FRANCISCO
PUBLIC LIBRARY

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 4, 2000
1:30 PM**

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Armstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_ArmstineO'Hara@ci.sf.ca.us.

Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Armstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.006C (KEYLON: 558-6613)
3445 GEARY BOULEVARD, south east corner at Stanyan Street, Lot 41 in Assessor's Block 1085 -- Request for Conditional Use Authorization under Planning Code Sections 121.2 and 712.21 for use size exceeding 6,000 square feet within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The proposal is for a ground floor retail store (Beverages and More of 11,989 gross square feet.
Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of April 13, 2000)
(Proposed for Continuance to May 18, 2000)

- 2a. 99.583X (WILSON: 558-6602)
881-899 HOWARD STREET, southeast corner of Howard and Fifth Streets, with secondary frontage on Tehama Street, Lot 79 in Assessor's Block 3733 --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including an exception to the Freight Loading Space requirement (Section 161(i)) to allow the conversion of approximately 152,000 square feet of space in the existing building to office use. The project also includes consolidation existing tenants at the site (approximately 92,400 square feet of retail and 13,400 square feet of office), and provision of approximately 45 parking spaces. The project lies within a C-3-S (Downtown Support) District and the 130-F Height and Bulk District.
Recommendation: Approval with Conditions
(Proposed for Continuance to May 18, 2000)

- 2b. 99.583B (WILSON: 558-6602)
881-899 HOWARD STREET, southeast corner of Howard and Fifth Streets, with secondary frontage on Tehama Street, Lot 79 in Assessor's Block 3733 --Request under Planning Code Section 320-322 (Office Development Limitation Program) to allow the conversion of approximately 152,000 square feet of space in the existing building to office use. The project also includes consolidation existing tenants at the site (approximately 92,400 square feet of retail and 13,400 square feet of office), and provision of approximately 45 parking spaces. The project lies within a C-3-S (Downtown Support) District and the 130-F Height and Bulk District.
Recommendation: Approval with Conditions
(Proposed for Continuance to May 18, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a

public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of 2/10/00 and 3/2/00.
4. Commission Matters

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

7. 2000.261D (CHIN: 575-6897)
2844-46 GREENWICH STREET, north side between Baker and Lyon Streets, Lot 033 in Assessor's Block 0940 – Request for Discretionary Review of BPA No. 9919535, proposing to raise the flat roof in the rear half of the building to match the existing level at the front, and construct a roof deck over the entire roof area, with access via a stair and elevator penthouse in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 13, 2000)
Note: On April 13, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and disapprove by a vote of 4 - 1. Commissioner Richardson voted no. Commissioners Chinchilla and Martin were absent. Final language 5/4/00.
8. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Street; Lot 008 in Assessor's Block 0302 – Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District, the North of Market Residential Special Use District (Sub-Area #2) and an 80-T Height and Bulk District. The proposed project is the installation of two panel antennas, one on each street frontage, flush mounted to the roof parapet approximately 55 feet above ground level, and base station equipment in the basement of the building as part of a wireless transmission network operated by Sprint Spectrum.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 6, 2000).
Note: On April 6, 2000, following public testimony the Commission closed the public

hearing. A motion to approve with the condition that this site can not be used as a co-location site failed to carry by a vote of +3 -2. Commissioners Antenore and Richardson voted no. Commissioners Chinchilla and Theoharis were absent. Substitute motion to disapprove also failed to carry by a vote +2 -3. Commissioners Joe, Martin and Mills voted no. Commissioners Chinchilla and Theoharis were absent. The item was continued to April 13, 2000.

(Continued from Regular Meeting of April 13, 2000)

F. REGULAR CALENDAR

9. 2000.026M (SHOTLAND: 558-6308)
CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT OF THE GENERAL PLAN. Pursuant to Planning Code 340, consideration of a Resolution of Intent to Initiate an amendment to Map 4 of the Recreation and Open Space Element of the General Plan to designate the following sites as "Proposed Public Open Space. Acquire for or Convert to Public Open Space":
- a. Brooks Park Extension
AB 7075, lots 30, 31
236-238 Vernon Street
 - b. North Mission Park site
AB 3569, lot 19
45 Hoff Street
10. 98.635ECBD (BADINER: 558-6350)
2101 -2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets – Consideration of:
- (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations.
Recommendation: Approval With Conditions; and
 - (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. Recommendation: Approval With Conditions.
 - (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861.
Recommendation: Take Discretionary Review and Approve with Conditions

This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.

The Project would include a total of approximately 159,015 square feet, including approximately 152,840 square feet of office space, approximately 1,500 square feet of retail

space, and approximately 4,700 square feet of light industrial space in two new buildings (2125 Bryant Street and 700 York Street) and three renovated buildings (2101 Bryant Street, 2717 19th Street, and 2830 20th Street) on the site.
(Continued from Regular Meeting of April 27, 2000)

11. 2000.002C (MIRAMONTES: 558-6348)
1415 VAN NESS AVENUE, west side between Austin and Bush Streets, Lot 4 in Assessor's Block 666 -- Request for Conditional Use Authorization under Planning Code Section 209.8(d) for the provision of 4,700 square feet of office space located above the ground floor on a site located within an RC-4 (Residential-Commercial Combined, High Density) District, 130-V and E Height and Bulk Districts, the Van Ness Special Use District and the Special Sign District for Illumination.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 27, 2000)
12. 1999.824C (KOONTZ: 558-6372)
722 BROADWAY STREET, north side between Powell and Stockton Streets, Lot 8 in Assessor's Block 147 -- Request for Conditional Use authorization to convert a vacant store on the ground floor of a two-story building with dwelling units above to a take-out food establishment under Section 810.45 of the Planning Code in the Chinatown Community Business District (CCB), Washington-Broadway Special Use District and a 65-N Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
13. 2000.184C (KIM: 558-6290)
350 JUDAH STREET, northeast side, between 8th and 9th Avenues; Lot 022 in Assessor's Block 1763 - Request for Conditional Use authorization to allow the installation of eight panel antennas flush mounted onto the north side facade of an existing mixed-use building. The top of the antennas will not exceed the height of the existing structure and will be painted to match the building. In addition, an equipment shelter will be installed in the basement. There will be a cable connection between the equipment shelter and the antenna arrays, which will be routed up the north side of the building and enclosed in a cable tray painted to match the building. The facility is a part of a wireless telecommunications network operated by Nextel Communications, pursuant to Planning Code Section 711.83, in an NC-2 (Small-Scale Neighborhood Commercial District) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
14. 2000.036C (CHIN: 575-6897)
2350 TURK STREET, northwest corner at Masonic Avenue; Lot 006 in Assessor's Block 1107: -- Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of two antennas and a base transceiver station on an existing four-story building known as the Gershwin Theater at the University of San Francisco as part of Sprint's wireless telecommunications network in an RH-2 (Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 4:30 P.M. the Planning Commission Convened into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR

Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

15. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, south side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757 – Request for discretionary review on an application that is proposing to demolish the existing building on site and construct three new live/work buildings containing a total of 64 units. The proposed project is in an Industrial Protection Zone, a Service/Light Industrial (SLI), District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of April 13, 2000)
16. 2000.226D (JONES:558-6477)
3843 - 22ND STREET, south side between Castro and Noe Streets, Lot 032 in Assessor's Block 3623 - Request for Discretionary Review of Building Permit Application NO. 9925096 to construct a two-story rear horizontal addition to an existing two-story single family dwelling in RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
17. 2000.116D (MEHRA: 558-6257)
128-26TH AVENUE, east side between Lake Street and El Camino Del Mar, Lot 033 in Assessor's Block 1333 – Request for Discretionary Review of BPA No. 9922449, proposing to change the materials on the south side of the building from tongue and groove (T & G) siding to exterior grade plywood siding in an RH-1(Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
18. 2000.113D (MILLER: 558-6344)
1552 POLK STREET, southeast corner at Sacramento Street, Lot 1 in Assessor's Block 644 – Request for Discretionary Review of BPA 9925357 for tenant improvements to a portion of a building (approximately 1,700 square feet of floor area) for use as a "Blockbuster" video rental establishment.
Preliminary Recommendation: Take Discretionary Review and approve with conditions

Adjournment:

**San Francisco Planning Commission
1660 Mission Street, Suite 500
San Francisco, CA 94103**

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

ADDENDUM

DOCUMENTS DEPT.

SAN FRANCISCO PLANNING COMMISSION

MAY - 4 2000

SAN FRANCISCO
PUBLIC LIBRARY

Notice of Meeting

Calendar

too late to post

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 4, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

1999.437D

(BANALES: 558-6339)

250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) a Mixed Use Buffer zone, and a 40-X/85B Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

(Continued from Regular Meeting of March 9, 2000).

Note: On April 13, 2000, following public testimony the Commission closed the public hearing. A motion to approve with staff findings failed to carry by a vote of +3 -2. Commissioners Joe and Antenore voted no. Commissioners Chinchilla and Martin were absent.

**SAN FRANCISCO
PLANNING COMMISSION
&
REDEVELOPMENT AGENCY COMMISSION**

**Notice of Meeting
&
Calendar
of**

Special Joint Meeting

**Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place**

**Tuesday, May 9, 2000
4:00 PM**

DOCUMENTS DEPT.

MAY - 8 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the

public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Arnstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_ArnstineO'Hara@ci.sf.ca.us.

Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Arnstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

4:00 PM

ROLL CALL

PLANNING: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

REDEVELOPMENT: Commission President: Mark Dunlop
Commissioners: Benny Y. Yee, Leroy King, Ramon Romero, Darshan Singh, Lyneite Sweet

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

1. 99.173E (MALTZER: 558-6391)
Brannan Square Project -Certification of Final Environmental Impact Report. At Assessor's Block 3774, Lots 15, 18, 24 & 25; the proposed project entails the adaptive reuse of the buildings at 250 Brannan and 1 Federal Streets; the demolition of the exterior facade wall and buildings at 200 Brannan and 41 Federal Streets; and construction of two new buildings to provide a total of eight live/work units, 242 dwelling units (51 affordable), about 129,300 square feet of multimedia/business service space, about 26,000 square feet of retail space, a restaurant of about 5,000 square feet, about 400 parking spaces and two loading spaces. The project site is on the northwest corner of Brannan and Delancey Streets and the southwest corner of Delancey and Federal Streets, within the South End Historic District. Lots 18 and 24 are within the South Beach Sub-Area of the Rincon Point-South Beach Redevelopment Area. Lot 18 is zoned M-1 (Light Manufacturing), Lot 24 is zoned M-2 (Heavy Manufacturing) and both are within a 105-F Height and Bulk District. Lots 15 and 25 are both zoned SSO (Service/Secondary Office) and within a 50-X Height and Bulk District. The proposed project requires a Certificate of Appropriateness pursuant to Planning Code Section

1006.

Note: Public comment and testimony is NOT taken by the Planning Commission or Redevelopment Agency Commission on hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Commissions during the Public Comment portion of the Commission calendar.]

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 11, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.015D (KEYLON: 558-6613)
860-62 48TH AVENUE, north side between Cabrillo and Fulton Streets, Lot 026A in Assessor's Block 1690 -- Request for Discretionary Review of BPA No. 9804669 & 9804670, proposing to demolish a single-family dwelling and construct a new three-story, two unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
WITHDRAWN
2. 1999.571C (ZWIERZYCKI: 558-6263)
1344 OCEAN AVENUE, northeastern corner of Granada Avenue, Lot 16 in Assessor's Block 3198 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine panel antennas on the roof of a four-story apartment building; and storage and maintenance of related equipment in an existing storage room within the ground-floor garage. Storage of equipment on ground-floor will not result in elimination of parking stalls. The antennas and equipment storage are part of a wireless communication network in an NC-2 (Neighborhood-Commercial, Small-Scale) District; Ocean Avenue Fast Food Subdistrict; and 40-X Height/ Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of April 6, 2000)
(Proposed for Continuance to May 25, 2000)
3. 1999.668E (BLOMGREN: 558-5979)
38-44 TEHAMA STREET/543 HOWARD STREET, Appeal of a Preliminary Negative Declaration--Assessor's Block 3736, Lot 111. The proposed project involves improvements to a three story building and construction of 23,000 square feet on the fourth and mezzanine levels. The renovated and new space is proposed for office use. With construction of the additional story and mezzanine level, the building would be approximately 64 feet, 22 feet taller than the existing structure. The 14,500 square-foot project site is composed of one lot in the middle of a block bordered by Howard Street to the north, First Street to the east, Tehama Street to the south, and Second Street to the west. The site has frontages on Howard and Tehama Streets. The proposed renovated and enlarged building would contain approximately 73,000 gross square feet (gsf). The structure would not provide off-street parking. The project would also include two off-street freight loading spaces.
(Continued from Regular Meeting of April 27, 2000)
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to May 25, 2000)
4. 1998.604EMZCV (BEATTY: 558-6163)
Mission/Steuart Hotel, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Consideration of the authorizations listed below in order to

allow the construction of a hotel ranging in height from 40 feet to approximately 84 feet, with approximately 200 to 210 rooms, and with accessory retail, restaurant and meeting room space on City-owned property currently used as a lay-over yard for San Francisco Municipal Railway (MUNI) buses and proposed to be leased my MUNI to the hotel developer who will lease the hotel to a hotel operator.

Preliminary Staff Recommendation: Approval
(Proposed for Continuance to June 1, 2000)

5. 1998.604E (NAVARRETE: 558-6163)
Certification of the Final Environmental Impact Report prepared for the proposed Project pursuant to the California Environmental Quality Act (CEQA) as accurate and complete. The "Project" consists of General Plan and Zoning Map amendments, a finding of consistency with the General Plan, as it is proposed to be amended, for a change of use on the Project Site (a City-owned property) from a public use (MUNI bus layover) to a private use (hotel, retail and restaurant); a Conditional Use authorization for a hotel use, a granting of a Parking Variance, and other authorizations to facilitate the construction of the hotel project.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)
6. 1998.604E (NAVARRETE: 558-6163)
Adoption of findings pursuant to CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)
7. 1998.604M (BEATTY: 558-6163)
Application under Planning Code Section 340 to amend Map 2 (Height and Bulk Plan) of the Northeastern Waterfront Element of the General Plan to change the designation of the subject site (Lots 6, 7, 8, 9 and 17 of Assessor's Block 3714) from O.S. (Open Space) to 84-E designation.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)
8. 1998.604Z (BEATTY: 558-6163)
Application under Planning Code Section 302 to amend the official zoning maps of the City and County of San Francisco to change the height and bulk district classification of Lot 17 of Assessor's Block 3714 from O.S. (Open Space) to 84-E and to change the use district classification for the subject site (Lots 6, 7, 8, 9 and 17 of Assessor's Block 3714) from a P (Public) district to a C-2 (Community Business) district.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)
9. 1998.604K (BEATTY: 558-6163)
Determination, pursuant to Planning Code Section 295, of whether the proposed project's shadow would result in any adverse impact on the use of the adjacent property known as Embarcadero Plaza II-South (Justin Herman Plaza South) under the jurisdiction of the Recreation and Park Commission.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)

10. 1998.604R (BEATTY: 558-6163)
Consideration of a Finding of Consistency with the General Plan, as it is proposed to be amended, for the change of use of the above-referenced City-owned properties from public use for MUNI to a private hotel use on property to be leased to the hotel developer and operator.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)
11. 1998.604C (BEATTY: 558-6163)
Application for a conditional use authorization under Planning Code Section 303, which provides procedures and required findings for conditional use authorization, and under Planning Code Section 216(c), which requires a conditional use authorization for hotels in the new "C-2" district, with exceptions from the bulk limitations of the 84-E height/bulk district pursuant to Planning Code Section 271.
Preliminary Staff Recommendation: Approval
(Proposed for Continuance to June 1, 2000)
- Concurrent with the Planning Commission hearing on the authorizations listed above, testimony will be heard by the Zoning Administrator on the following variance application:
12. 1998.604V (BEATTY: 558-6163)
Application under Planning Code Section 305 for an off-street parking variance for the proposed approximately 200 to 210 room hotel project described above. Planning Code Section 151 requires 30 to 34 independently-accessible off-street parking spaces for the proposed hotel, restaurant and retail uses in the proposed C-2 zoning district. The applicant proposes to provide nine independently-accessible parking spaces on the project site, which can accommodate up to 17 vehicles through a valet operation.
Preliminary Staff Recommendation: Approval.
(Proposed for Continuance to June 1, 2000)
13. 2000.238DDD (MEHRA: 558-6257)
117 PARKER AVENUE, west side between Euclid Avenue and Geary Boulevard, Lot 003 in Assessor's Block 1064 -- Request for Discretionary Review of BPA No. 9912789 & 9912791, proposing to demolish the existing single-family dwelling and construction of a new two-story over garage two-family dwelling in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to June 8, 2000)
14. 1999.310E (NAVARRETE: 558-5975)
322-6TH STREET, Appeal of Negative Declaration - Assessor's Block 3754 Lot 3. The proposal is to demolish one existing industrial/commercial warehouse building on the site and construct one building containing 15 live/work units and 15 off-street parking spaces within a 3-story structure (including mezzanine approximately 50 feet in height. The project site is located in a Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district. The proposed project site is within a Mixed Use Housing Buffer area, adopted by the Planning Commission as in interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration.
(Continued from Regular Meeting of April 13, 2000)
(Proposed for Continuance to June 22, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

15. Consideration of Adoption - draft minutes of April 13 and 27, 2000.

16. Commission Matters

D. DIRECTOR'S REPORT

17. Director's Announcements.

18. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

19. TRANSPORTATION AND COMMUNITY AND SYSTEM PRESERVATION PILOT PROGRAM (TCSP) AUTHORIZATION. A resolution confirming that the Director has the authority to enter into an agreement with Caltrans regarding the Planning Department's TCSP grant for planning in the Balboa Park Station Area.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

20. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) a Mixed Use Buffer zone, and a 40-X/85B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of May 4, 2000).

Note: On April 13, 2000, following public testimony the Commission closed the public hearing. A motion to approve with staff findings failed to carry by a vote of +3 -2. Commissioners Joe and Antenore voted no. Commissioners Chinchilla

and Martin were absent.

Note: On May 4, 2000, a motion to approve failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.

21. 2000.113D (MILLER: 558-6344)
1552 POLK STREET, southeast corner at Sacramento Street, Lot 1 in Assessor's Block 644 -- Request for Discretionary Review of BPA 9925357 for tenant improvements to a portion of a building (approximately 1,700 square feet of floor area) for use as a "Blockbuster" video rental establishment.
Preliminary Recommendation: Take Discretionary Review and approve with conditions (Continued from Regular Meeting of May 4, 2000)
Note: On May 4, 2000, following public testimony the Commission closed the public hearing. A motion to take discretionary review and approve with conditions failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.
22. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Street; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District, the North of Market Residential Special Use District (Sub-Area #2) and an 80-T Height and Bulk District. The proposed project is the installation of two panel antennas, one on each street frontage, flush mounted to the roof parapet approximately 55 feet above ground level, and base station equipment in the basement of the building as part of a wireless transmission network operated by Sprint Spectrum.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of May 4, 2000).
Note: On April 6, 2000, following public testimony the Commission closed the public hearing. A motion to approve with the condition that this site can not be used as a co-location site failed to carry by a vote of +3 -2. Commissioners Antenore and Richardson voted no. Commissioners Chinchilla and Theoharis were absent. Substitute motion to disapprove also failed to carry by a vote +2 -3. Commissioners Joe, Martin and Mills voted no. Commissioners Chinchilla and Theoharis were absent. The item was continued to April 13, 2000.
Note: On May 4, 2000, a motion to approve with conditions failed to carry by a vote of +3 -2. Commissioners Antenore and Richardson voted no. Commissioners Mills and Martin were absent.
23. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, south side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757 -- Request for discretionary review on an application that is proposing to demolish the existing building on site and construct three new live/work buildings containing a total of 64 units. The proposed project is in an Industrial Protection Zone, a Service/Light Industrial (SLI), District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of May 4, 2000)
Note: On May 4, 2000, following public testimony, the Commission closed the public hearing. A motion to not take discretionary review and approve the

proposal failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.

F. REGULAR CALENDAR

24. 2000.034ET (ROSETTER: 558-5987)
CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT USE SIZE AMENDMENT Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 178 and 186.1 to reduce the period of nonuse for conditional and nonconforming uses to be deemed abandoned in the Castro Street Neighborhood Commercial District (NCD) from 3 years to 18 months and to provide that, in the Castro Street NCD, a use exceeding the use size provisions for that district can be changed to another use only as authorized by another conditional use authorization; and by amending Sections 121.1 and 715.21 to reduce from 2,500 to 2,000 square feet the use size threshold over which uses in the Castro Street NCD need a conditional use; to establish 4,000 square feet as the maximum use size in the Castro Street NCD; and to provide that, in the Castro Street NCD, any "Other Retail Sales and Services" use category that exceeds the 4,000 s.f. use size limit cannot change to another use category nor can it change its operation so as to provide a different line of goods or services enumerated in Section 790.102, which defines the "Other Retail Sales and Services" use category.
25. 2000.329B (ARCE: 558-5986)
MISSION BAY SOUTH BLOCK 28-- Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality and Project Authorization of the proposed office development for a five and six story building including 225,004 square feet of office space, 40,000 square feet of research and development space and 4,230 square feet of neighborhood-serving retail space, pursuant Resolution No.14702 by which the Planning Commission adopted findings pursuant to Planning Code Section 321 (b) (1) that office development contemplated in the Mission Bay South Redevelopment Plan in particular promotes the public welfare, convenience and necessity, and in so doing, considered the criteria of Planning Code Section 321(b)(3)(A) through (G).

The Project Site lies within the Mission Bay South Redevelopment Area and is classified as a Commercial Industrial district, as defined in Section 302.3 of the Mission Bay Redevelopment Plan, and is within the Height Zone 5 (HZ-5) and a special height district that limits the maximum height of buildings to 90 feet. The area of the Project Site is approximately 80,619 square feet

The 301,272 gross square feet development of Block 28 would be the second stage of the first phase of development in a proposed 1.3 million square feet Mission Bay South office campus on Blocks 26, 26a, 27 and 28. This proposal focuses on the second stage of the first phase of office development in Mission Bay South. It consists of 225,004 square feet Class A office space, 40,000 square feet of research and development space and of 4,230 square feet of supporting retail uses. The proposal includes the development of the "vara" public access and utilities easement bordering the west side of Block 28, approximately 21,920 square feet of open space that includes a plaza and landscaped areas, and a temporary surface parking area in the future Mission Bay South Block 30, located south of the Site.

Pursuant to Code Sections 314, the project, which the Department has determined would result in the addition of 290,837 square feet of office use gross floor area, would require the provision of Child Care facilities. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.

The project authorization for Block 28 is an undertaking pursuant to and in furtherance of the Mission Bay South Redevelopment Plan ("Plan"). The Final Subsequent Environmental Impact Report ("FSEIR") prepared for the Plan and related actions is a Program EIR under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. The Project authorization is within the scope of the Plan approved earlier and the FSEIR adequately describes the project authorization for the purposes of CEQA.

26. 1999.154E (KUGLER: 558-5983)
992 PERALTA AVENUE, on the west side of Peralta Avenue, at the corner of Peralta and Tompkins; Lot 36 of Assessors Block 5696. Appeal of a Preliminary Negative Declaration for a planned unit development (PUD) of 66 condominium residential units and 3,500 sq.ft. retail. The proposed project is the construction a structure with residential units, a 2,500 sq.ft convenience store and a 1,000 sq.ft. fast-food takeout after demolishing three existing warehouse structures and removing an existing truck parking/storage yard. The new four-level building (three residential floors over a ground floor that would contain the retail space and 66 spaces of internal parking) is proposed to be constructed to follow the topography and would cover the entire lot at differing grade levels. The building would be approximately 40 feet in height. The proposed site is zoned NC-S with a 40-X Height/Bulk District.
Preliminary Recommendation: Uphold Negative Declaration
(Continued from Regular Meeting of April 6, 2000)
27. 1999.173A (GORDON: 558-6309)
250 BRANNAN STREET north side between Delancey (First) and Second Streets, Lot 25 in Assessor's Block 3774 and 41 Federal Street, south side west of Delancey (First) Street, adjacent northerly to 250 Brannan Street, Lot 15 in Block 3774 -- Under the authority of Article 10 of the Planning Code, a Request for a Certificate of Appropriateness for the "alteration," as defined by Planning Code section 1005(c)(1), and adaptive reuse of the Contributory/Altered warehouse/light industrial building at 250 Brannan Street, and for demolition of a vacant non-Contributory light industrial structure and construction of a new, four-story live/work structure at 41 Federal Street. Per Planning Code section 1006.2(a)(1), the Planning Commission shall hold a public hearing on any application for a Certificate of Appropriateness for any alteration, demolition or new construction in a historic district. The subject properties are within the South End Historic District, are zoned SSO (Service/Secondary Office) and are in a 50-X Height and Bulk District. The proposed Certificate of Appropriateness was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of April 5, 2000.
Preliminary Recommendation: Approval
28. 2000.078G (KOMETANI: 558-6478)
580 HOWARD STREET, north side between First and Second Streets. Lot 91 in Assessor's Block 3721 -- Request for approval under Planning Code Sections 1106 and 1107 to change the boundaries of the New Montgomery-Second Street Conservation

District to include the subject property and to upgrade its Article 11 designation from "Category V, Unrated" to "Category IV, Contributory."

29. 1998.967C (MILLER: 558-6344)
3132 - 23RD STREET, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 2628 - Planning Commission-mandated one-year review for compliance with conditions of approval of Motion No.14810 authorizing a **CONDITIONAL USE** to establish a **PLANT NURSERY WITH ASSOCIATED RETAIL SALES** in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
30. 2000.037C (MIRAMONTES: 558-6348)
531 DIVISADERO STREET, west side between Hayes and Fell Streets, Lot 6 in Assessor's Block 1204 -- Request for Conditional Use Authorization under Planning Code Section 145.2 to provide outdoor seating at the rear of a **NEW** ground floor restaurant called **Herbivore** on a site located within an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The proposal is to provide an outdoor seating area for 18 customers at the rear of a ground floor restaurant.
Preliminary Recommendation: Approval with conditions
31. 2000.281C (CHIN: 575-6897)
2300 CALIFORNIA STREET, northwest corner at Webster Street; Lot 033 in Assessor's Block 0636 - Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of three antennas and a base transceiver station on an existing three-story over basement commercial building as part of Sprint's wireless telecommunications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 32a. 99.414C (BRESSANUTTI: 575-6892)
325 FREMONT STREET, east side between Folsom Street and Harrison Street; Lots 12, 13 and 14 in Assessor's block 3747 - Request for Conditional Use Authorization per Planning Code Section 253 (building exceeding 40 feet in height in an R District) and Section 249(b)(1) (site coverage exceeding 80 percent) to allow construction of a new 21-story, 200-foot-tall residential building with not more than 54 dwelling units above four levels of parking (three levels below grade and one level at grade) with up to 54 spaces, within an RC-4 (Residential-Commercial Combined District, High Density) District and the Rincon Hill Special Use District, and a 200-R Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
- 32b. 99.414V (BRESSANUTTI: 575-6892)
325 FREMONT STREET, east side between Folsom Street and Harrison Street; Lots 12, 13 and 14 in Assessor's block 3747 -The Zoning Administrator will conduct a joint hearing on a request for a front setback Variance per Section 249(c)(3) and an open space Variance per Section 249(c)(4)(B).
Preliminary Recommendation: Approval.
33. 1999.746C (BRESSANUTTI: 575-6892)
360-10TH STREET, west side between Folsom Street and Harrison Street; Lot 9 in Assessor's Block 3520 - Request for Conditional Use Authorization to allow the demolition of two dwelling units per Planning Code Section 803.5(b) and 233(a) and to allow construction of six new live/work units in the Industrial Protection Zone across the

street from the Mixed Use Housing Zone per Planning Commission Resolution No. 14861, in the South of Market Service/Light Industrial/Residential (SLR)/Mixed Use District and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of April 27, 2000)

34. 2000.182C (SNYDER: 575-6891)
291-293 DUBOCE AVENUE, southeast corner of Duboce Avenue and Market Street, Lot 58 in Assessor's Block 3534 -- Request for Conditional Use authorization under Planning Code Section 712.83 to install six flush mounted antennae (three facing south and three facing west) on the building's elevator penthouse approximately 50-feet above sidewalk grade in an NC-3 Use District and an 80-B Height and Bulk District. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 13, 2000)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **5:00 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

35. 2000.235D (M.SNYDER: 575-6891)
175 BREWSTER STREET, east side between Esmeralda Avenue and Joy Street, Lot 12 in Assessor's Block 5577 -- Request for Discretionary Review of BPA No. 9924021 proposing to construct a single-family house on a vacant lot within an RH-1 (House, One-Family) District, a 40-X Height and Bulk District, and the Bernal Heights Special Use District.
Preliminary Recommendation: Do not take DR and approve the Building Permit application as submitted.
36. 2000.204DD (MEHRA: 558-6257)
2690 BROADWAY, northeast corner between Divisadero Street, Lot 002B in Assessor's Block 0960 - Request for Discretionary Review of BPA No. 9913321, proposing to demolish an existing three-story, single-family residence and construct a new 3-story single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application with modifications.
(Continued from Regular Meeting of March 23, 2000)
37. 2000.201D (KOONTS: 558-6372)
318 KEARNY STREET, west side between Pine and Bush Streets, Lot 006 in

Assessor's Block 0269 -- Request for Discretionary Review of BPA No. 9919611, proposing to reverse conditions currently attached to the property (no outdoor tables on Belden Alley) in a C-3-0 (Downtown Office) District and a 50-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application subject to the conditions of approval included in the draft motion.

38. 2000.199D (FALLAY: 558-6367)
420 COLLINGWOOD STREET, west side between 21st and 22nd Streets, Lot 004 in Assessor's Block 279 -- Request for Discretionary Review of BPA No. 9913273 proposing to replace the existing building with a four-story, two-family dwelling in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
39. 2000.414D (BORDEN: 558-6321)
74 EAGLE STREET, east side between Yukon and Mono Streets, Lot 016 in Assessor's Block 2711 -- Request for Discretionary Review of BPA No. 2000011377'S', a proposal to add an approximately 34' long x 30' wide second story addition to the existing one-story, single-family dwelling. The facade will also be remodeled to accommodate the addition of a one-car garage inside the existing residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
40. 2000.249D (MARTIN: 558-6616)
1050 IOWA STREET, west side between 23rd and 25th Streets, Lot 016 in Assessor's Block 4226 -- Request for Discretionary Review of BPA No. 9907699, BPA No. 9907700, and BPA No. 9907701, proposing to construct three buildings containing a total of 26 live/work units: Building A with ten; Building B with six; and Building C with ten, each building to be four stories and one mezzanine, in an M-1 (Light Industrial) District (Industrial Protection Zone) and a 40-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861. Preliminary Recommendation: Take Discretionary Review and disapprove this proposal. (Continued from Regular Meeting of April 13, 2000)
41. 2000.250D (MARTIN: 558-6616)
1228 - 25th STREET, north side between Iowa and Indiana Streets, Lot 013A in Assessor's Block 4227 -- Request for Discretionary Review of BPA No. 9907691 and BPA No. 9907692, proposing to construct two buildings containing two live-work units each: Building A to be four stories and Building B to be three stories, in an M-2 (Heavy Industrial) District (Industrial Protection Zone) and a 50-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861. Preliminary Recommendation: Take Discretionary Review and disapprove this proposal. (Continued from Regular Meeting of April 13, 2000)

Adjournment: _____

OF
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SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAY 17 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 18, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Rachel Arnstine-O'Hara by mail to Administrative Services, 1 Dr. Carlton Goodlett Place, Room 362, by phone at (415) 554-6171, by fax at (415) 554-6177 or by E-mail at Rachel_ArnstineO'Hara@ci.sf.ca.us.

Citizens interested in obtaining a copy of the Sunshine Ordinance can request a copy from Ms. Arnstine-O'Hara or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm>

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: No recommendation at this time.
(Continued from Regular Meeting of April 6, 2000).
NOTE: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns. The vote was +7 -0.
(Proposed for Continuance to June 1, 2000)
2. 1999.710E (EDMONDSON: 558-5994)
67-69 Turk Street Parking Garage Project. Appeal of a Preliminary Negative Declaration Assessor's Block Assessor's Block 0342 and Lot 011. The proposed project would construct a mixed use building (parking/retail) on the corner of Turk and Taylor Streets. It would be approximately 99,150 square feet with about 9,325 square feet for three retail stores on the ground floor, approximately 77,060 square feet of parking on floors 2-7, about 12,425 square feet of building mechanical and maintenance space located in the basement, and a 340 square foot roof-top penthouse. The garage would hold 221 parking spaces and be about 70 feet tall. Existing use of the site accommodates 94 spaces on a surface lot and a basement level amounting to 25,880 square feet. The existing use would be demolished. The project site is on in a C-3-G Zoning District and a 120-X Height and Bulk District.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to June 22, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public

comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of 2/17/00 and 5/4/00, 2000.
4. Commission Matters

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

7. 2000.235D (M.SNYDER: 575-6891)
175 BREWSTER STREET, east side between Esmeralda Avenue and Joy Street, Lot 12 in Assessor's Block 5577 -- Request for Discretionary Review of BPA No. 9924021 proposing to construct a single-family house on a vacant lot within an RH-1 (House, One-Family) District, a 40-X Height and Bulk District, and the Bernal Heights Special Use District.
Preliminary Recommendation: Do not take DR and approve the Building Permit application as submitted. **On May 11, 2000 following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and remove the top floor. Staff was instructed to verify the correct property survey. The public hearing will remain open to address this issue only. The vote was +6 -0; Commissioner Mills absent.**
8. 2000.201D (KOONTS: 558-6372)
318 KEARNY STREET, west side between Pine and Bush Streets, Lot 006 in Assessor's Block 0269 -- Request for Discretionary Review of BPA No. 9919611, proposing to reverse conditions currently attached to the property (no outdoor tables on Belden Alley) in a C-3-0 (Downtown Office) District and a 50-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application subject to the conditions of approval included in the draft motion. **On May 11, 2000, following public testimony, the Commission closed the public hearing and passed a motion to take Discretionary Review and not approve the proposal that includes an amendment to the previously approved conditions of approval. The vote was +6 -0; Commissioner Mills absent.**

F. REGULAR CALENDAR

- 9a. 99.583X (WILSON: 558-6602)
881-899 HOWARD STREET, southeast corner of Howard and Fifth Streets, with secondary frontage on Tehama Street, Lot 79 in Assessor's Block 3733 --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including an exception to the Freight Loading Space requirement (Section 161(i)) to allow the conversion of approximately 152,000 square feet of space in the existing building to office use. The project also includes consolidation existing tenants at the site (approximately 92,400 square feet of retail and 13,400 square feet of office), and provision of approximately 45 parking spaces. The project lies within a C-3-S (Downtown Support) District and the 130-F Height and Bulk District.
Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 4, 2000)
- 9b. 99.583B (WILSON: 558-6602)
881-899 HOWARD STREET, southeast corner of Howard and Fifth Streets, with secondary frontage on Tehama Street, Lot 79 in Assessor's Block 3733 --Request under Planning Code Section 320-322 (Office Development Limitation Program) to allow the conversion of approximately 152,000 square feet of space in the existing building to office use. The project also includes consolidation existing tenants at the site (approximately 92,400 square feet of retail and 13,400 square feet of office), and provision of approximately 45 parking spaces. The project lies within a C-3-S (Downtown Support) District and the 130-F Height and Bulk District.
Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 4, 2000)
10. 2000.260C (BEATTY: 558-6163)
300 HOWARD STREET (A.K.A. 199 FREMONT STREET), northwest corner of Howard and Beale Streets, Lot 6 of Assessor's Block 3719 -- Request for Conditional Use authorization to add 13,043 square feet of parking to a previously approved office and retail development. The subject building is in a C-3-O (SD) (Downtown, Office - Special Development) District and a 350-S Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
11. 2000.006C (KEYLON: 558-6613)
3445 GEARY BOULEVARD, south east corner at Stanyan Street, Lot 41 in Assessor's Block 1085 -- Request for Conditional Use Authorization under Planning Code Sections 121.2 and 712.21 for use size exceeding 6,000 square feet within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The proposal is for a ground floor retail store (Beverages and More of 11,989 gross square feet.
Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of May 4, 2000)

G. SPECIAL DISCRETIONARY REVIEW HEARING

Following the above matters, the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal.


12. 2000.269D (ZWIERZYCKI: 558-6263)
585 LAIDLEY STREET, south side between Castro and Roanoke Streets, Lot 025 in Assessor's Block 6727 - Request for Discretionary Review of building permit application No. 9923677 of proposal to construct a third-story addition on top of an existing two-story single-family residence in an RH-1 (House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

Adjournment: _____

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/25/00

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.



Notice of Meeting & Calendar

MAY 2 2 2000

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 25, 2000
1:00 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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or as a recorded message at (415) 558-6422.

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MISSION ST., 5TH FLOOR RECEPTION

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- 1) Planning Department Case Executive Summary
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- 3) Draft Motion or Resolution with Findings and/or Conditions
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These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

AT APPROXIMATELY 2:00 P.M. THE PLANNING COMMISSION WILL RECESS ITS REGULAR HEARING TO CONVENE SPECIAL JOINT HEARING WITH THE SAN FRANCISCO RECREATION AND PARK COMMISSION. THE PLANNING COMMISSION WILL RECONVENE ITS REGULAR MEETING AT THE CONCLUSION OF THE SPECIAL JOINT HEARING.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.023C (LeBLANC: 558-6351)
1731 - 1741 POWELL STREET, on the west side at Columbus Avenue; Lot 004 in Assessor's Block 0101 -- Request for Conditional Use authorization to:(1) operate a live theater, (2) a bar and (3) a use exceeding 2,000 square feet in the building previously known as the Pagoda Theater in the North Beach Neighborhood Commercial District and a 40X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to June 1, 2000)
2. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
(Continued from Regular Meeting of April 27, 2000).
(Proposed for Continuance to June 15, 2000)
3. 2000.216C (KIM: 558-6290)
510- 520 FREDERICK STREET, northwest corner at Frederick and Stanyan Streets; Lot 006 in Assessor's Block 1263 - Request for Conditional Use authorization to allow the installation of two panel antennas and an interior equipment shelter in the basement of an existing mixed-use building as part of a wireless telecommunication network, pursuant to Planning Code Section 710.83, in an NC-1 (Neighborhood Commercial Cluster District) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to June 15, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public

may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 5/11/00.
5. Commission Matters

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
8. 175 Brewster Street Status Report.

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E. REGULAR CALENDAR

9. 2000.378T (LORD/BILLOVITS: 558-6311/558-6390)
SECTION 161J FINDINGS FOR PARKING REDUCTIONS IN NEIGHBORHOOD COMMERCIAL DISTRICTS. Consideration of a proposal to initiate an amendment to Section 161(j) of the Planning Code adding compatibility findings to the consideration of conditional use applications for off-street parking reductions for dwelling units in neighborhood commercial districts.
Preliminary Recommendation: Approve resolution initiating text amendment and scheduling a public hearing on the recommendation of adoption to the Board of Supervisors for July 6, 2000.
10. 2000.379T (LORD/BILLOVITS: 558-6311/558-6390)
SECTION 303(C)(5) "IN LIEU" FOR ENTERTAINMENT USES IN NEIGHBORHOOD COMMERCIAL DISTRICTS. Consideration of a proposal to initiate an amendment to Section 303(c)(5)(A) to provide for full consideration by the Planning Commission of all standard conditional use findings of Section 303(c)(1-4) when making findings on a conditional use application for movie theaters, adult entertainment and other entertainment uses in neighborhood districts.
Preliminary Recommendation: Approve resolution initiating text amendment and scheduling a public hearing on the recommendation of adoption to the Board of

Supervisors for July 6, 2000.

11. 1999.668E (BLOMGREN: 558-5979)
38-44 TEHAMA STREET/543 HOWARD STREET, Appeal of a Preliminary Negative Declaration--Assessor's Block 3736, Lot 111. The proposed project involves improvements to a three story building and construction of 23,000 square feet on the fourth and mezzanine levels. The renovated and new space is proposed for office use. With construction of the additional story and mezzanine level, the building would be approximately 64 feet, 22 feet taller than the existing structure. The 14,500 square-foot project site is composed of one lot in the middle of a block bordered by Howard Street to the north, First Street to the east, Tehama Street to the south, and Second Street to the west. The site has frontages on Howard and Tehama Streets. The proposed renovated and enlarged building would contain approximately 73,000 gross square feet (gsf). The structure would not provide off-street parking. The project would also include two off-street freight loading spaces.
Preliminary Recommendation: Uphold Negative Declaration
(Continued from Regular Meeting of May 11, 2000)
12. 1999.746C (BRESSANUTTI: 575-6892)
360-10TH STREET, west side between Folsom Street and Harrison Street; Lot 9 in Assessor's Block 3520 - Request for Conditional Use Authorization to allow the demolition of two dwelling units per Planning Code Section 803.5(b) and 233(a) and to allow construction of six new live/work units in the Industrial Protection Zone across the street from the Mixed Use Housing Zone per Planning Commission Resolution No. 14861, in the South of Market Service/Light Industrial/Residential (SLR)/Mixed Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of May 11, 2000)
13. 99.688CV (PURVIS: 558-6354)
321 POTRERO AVENUE, east side between 16th and 17th Streets; Lot 19 in Assessor's Block 3961: Request for Conditional Use Authorization under Planning Commission Resolution No. 14861 to permit conversion of two commercial buildings into four live/work units at the rear of the subject lot. The site is within an M-1 (Light Industrial) District with a 40-X Height and Bulk Designation and is within the Interim IPZ (Industrial Protection Zone) Buffer. A request for a Rear Yard Variance for this project will be heard by the Zoning Administrator.
Preliminary Recommendation: Approval with conditions
14. 99.688CV: (PURVIS: 558-6354)
321 POTRERO AVENUE, east side between 16th and 17th Streets; Lot 19 in Assessor's Block 3961: Request for a Rear Yard Variance under Section 134(a)(1) of the Planning Code for a vertical expansion of a non-complying rear building. The second story of the subject rear building is within the required rear yard with respect to dwelling units at the front of the subject lot. The site is within an M-1 (Light Industrial) District with a 40-X Height and Bulk Designation and is within the Interim IPZ (Industrial Protection Zone) Buffer. This item will be heard by the Zoning Administrator.
Preliminary Recommendation: Approval with conditions
15. 1999.893C (M. SNYDER: 575-6891)
114 7TH STREET, southwest corner of 7th and Mission Streets, Lot 1 in Assessor's

Block 3727, commonly known as Hotel Britton - Request for Conditional Use authorization under Planning Code Section 816.73 and 227(h) to install two panel antennas at the base of the roof's flagpole approximately 66.5-feet above grade, and to install a base transceiver station in a storage area in the adjacent covered parking area, in an SLR District and a 65-X Height and Bulk District. The installation of the antennas and related equipment would be part of a wireless communication network operated by Sprint PCS.

Preliminary Recommendation: Approval with conditions.

16. 1999.830C (M. SNYDER: 575-6891)
588 SOUTH VAN NESS AVENUE, west side between 16th and 17th Streets, Lot 6 in Assessor's Block 3570 -- Request for Conditional Use authorization to construct 11 live/work units on a vacant lot in a C-M (Heavy Commercial Use) District, a 50-X Height and Bulk District, and a Mixed-Use Housing Buffer Zone. As proposed, the 16,899 square foot project would include four stories plus two mezzanine levels and would be approximately 50-feet in height. The project would also include 11 off-street parking spaces and one loading space.
Preliminary Recommendation: Approval with conditions.
17. 2000.186C (JONES: 558-6291)
1515 19TH AVENUE, west side of 19th Avenue between Kirkham and Lawton Streets; Lot 004 in Assessor's Block 1865 -- Request for a Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of 9 panel antennas on the roof parapet and an equipment cabinet on the rooftop of the existing telecommunications facility building (Pacific Bell Central Office) as part of a wireless telecommunication network in the RH-2 (Residential, Two Family) District and a 40 - X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
18. 2000.322C (WILSON: 558-6602)
212 STOCKTON STREET, northeast corner of Stockton and Geary Streets; Lot 11 in Assessor's Block 309 - Request for a Conditional Use authorization to allow conversion of the sixth floor retail space to office use, under Planning Code Section 219(c), within a C-3-R (Downtown Retail) District, the Kearny-Market-Mason-Sutter Conservation District, and a 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
19. 98.324C (BEATTY: 558-6163)
897 CALIFORNIA STREET, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256-- Request for Conditional Use Authorization to construct a new residential building containing 9 dwelling units and 12 parking spaces above a height of 40 feet in an RM-4 District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
20. 2000.297C (DIBARTOLO: 558-6291)
1409 POLK STREET west side between California and Pine Streets; Lot 04 in Assessor's Block 646: --Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a Full-Service Restaurant in the Polk Street Neighborhood Commercial District (NCD) and a 80-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **5:00 P.M.** the Planning Commission Convened into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

21. 2000.331D (MIRAMONTES: 558-6348)
2616 UNION STREET, west side between Broderick and Divisadero Streets, Lot 006 in Assessor's Block 0946 -- Request for Discretionary Review of BPA No. 20000127446S, proposing to construct an approximately 4-foot wide deck at the rear of the second floor and also to construct an approximately 5-foot by 7-foot enclosed garden storage area at the northwest corner of the building in an RH-2(Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.
22. 2000.377D (MIRAMONTES: 558-6348)
2524 UNION STREET, east side between Divisadero and Scott Streets, Lot 010 in Assessor's Block 0945 -- Request for Discretionary Review of BPA No. 20000114158, proposing to construct a 21-foot deep rear extension on the first floor and a 6-foot deep rear extension on the second and third floors in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.

Adjournment: _____

San Francisco Planning Commission
1660 Mission Street, Suite 500
San Francisco, CA 94103

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102

**SAN FRANCISCO
PLANNING COMMISSION
&
RECREATION AND PARK COMMISSION**

**Notice of Meeting
&
Calendar
of**

Special Joint Meeting
Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 25, 2000
2:00 PM

DOCUMENTS DEPT.

MAY 22 2000

SAN FRANCISCO
PUBLIC LIBRARY

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Beverly Mills, Vice President
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2:00 PM

ROLL CALL

PLANNING:

Commission President:
Commission Vice President:
Commissioners:

Anita Theoharis
Beverly Mills
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry
Martin, Linda Richardson

RECREATION &

PARK:

Commission President:
Commission Vice President:
Commissioners:

Gordon Chin
John Murray
Yvette Flunder, Eugene Friend, William P. Getty, Jim
Salinas, Sr., Lynne Newhouse Segal

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B. SPECIAL CALENDAR

1. 2000.026M

(SHOTLAND: 558-6308)

Amendment of the Recreation and Open Space Element of the General Plan Consideration of a Resolution amending the Recreation and Open Space Element of the General Plan, adding two sites to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the Citywide Recreation and Open Space Plan."

The following sites are proposed to be added to Map 4, on page I.3.18 of the Recreation and Open Space Element of the General Plan:

- a. Brooks Park Extension
AB 7075, lots 30, 31
236-238 Vernon Street
- b. North Mission Park site
AB 3569, lot 19
45 Hoff Street

2. 2000.026R (SHOTLAND: 558-6308)
Consideration of a Resolution finding the San Francisco Park and Open Space Program, Fiscal Year 2000-2001 in conformity with the General Plan of the City and County of San Francisco, and approving and adopting the Program.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

JUN - 1 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 1, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1998.953E (NAVARRETE: 558-5975)

557 FOURTH STREET-- Public Hearing on Draft Environmental Impact Report. On Assessor's Block 3776, Lots 119 and 62, the project would demolish an existing building on the southeastern portion of the 70,400-square-foot project site, subdivide the project site into 12 equal-sized air parcels, and construct a four-story, 55-foot-tall wood frame live/work building on each air parcel. A total of 188 live/work units, occupying approximately 227,000 square feet, would be constructed along with approximately 13,000 square feet of retail space for four to six commercial tenants, which would be provided on the ground floor of the two buildings with frontage on Fourth Street. A three-level underground parking garage would occupy the entire site and would provide 188 private parking spaces (one per live/work unit), 292 public parking spaces, and 2 off-street loading spaces. The garage would be accessible on Welsh and Freelon Streets in the middle of the project block. The project site is in SLI (Service Light Industrial) District, and is in a 50-X Height and Bulk District. **Note: Written comments will be received at the Planning Department until 5:00 p.m., on June 8, 2000.**
(Proposed for Continuance to June 8, 2000).

2. 1999.829C (LeBLANC: 558-6351)

700 JONES STREET, northeast corner at Post Street; Lot 014 in Assessor's Block 0298 --Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 6 panel antennas on the rooftop penthouse and base station equipment in the basement of a mixed use building in an RC-4 (Residential-Commercial Combined) District, and an 80-A Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to June 8, 2000)

- 3a. 99.414C (BRESSANUTTI: 575-6892)

325 FREMONT STREET, east side between Folsom Street and Harrison Street; Lots 12, 13 and 14 in Assessor's block 3747 - Request for Conditional Use Authorization per Planning Code Section 253 (building exceeding 40 feet in height in an R District) and Section 249(b)(1) (site coverage exceeding 80 percent) to allow construction of a new 21-story, 200-foot-tall residential building with not more than 54 dwelling units above four levels of parking (three levels below grade and one level at grade) with up to 54 spaces, within an RC-4 (Residential-Commercial Combined District, High Density) District and the Rincon Hill Special Use District, and a 200-R Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of May 11, 2000)
(Proposed for Continuance to June 8, 2000)

- 3b. 1999.414V (BRESSANUTTI: 575-6892)

325 FREMONT STREET, east side between Folsom Street and Harrison Street; Lots 12, 13 and 14 in Assessor's block 3747 -The Zoning Administrator will conduct a joint hearing

on a request for a front setback Variance per Section 249(c)(3) and an open space Variance per Section 249(c)(4)(B).

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of May 11, 2000)

(Proposed for Continuance to June 8, 2000)

4. 2000.147C (LeBLANC 558-6351)
400 McALLISTER STREET AKA 401 POLK STREET, northwest corner at Polk Street; Lot 002 in Assessor's Block 0766 -- Request for Conditional Use authorization to install a wireless telecommunications facility consisting of six panel antennas and base station equipment on the roof of an existing building in a P (Public) District, the Civic Center Historic District and an 80-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 8, 2000)
5. 2000.316X (BEATTY: 558-6163)
550 MISSION STREET, north side of Mission Street between 1st and 2nd Streets, Lots 15, 17 and 18 of Assessor's Block 3708 -- Request for two exceptions under Planning Code Section 309: (1) separation of towers requirements as permitted in Planning Code Section 132.1(c)(1); and (2) on-site freight-loading service driveway requirements as permitted in Section 155(d). The project site is within the C-3-0 (Downtown, Office) District and 500-S (Lot 18) and 550-S (Lots 15 and 17) Height and Bulk Districts.
Preliminary Recommendation: Approval
(Proposed for Continuance to June 8, 2000)
6. 2000.209C (MILLER: 558-6344)
1470 PINE STREET, north side between Polk and Larkin Streets, Lot 7A in Assessor's Block 645 --Request for authorization of a CONDITIONAL USE for a FIBER-OPTIC TELEVISION and TELECOMMUNICATIONS CABLE EQUIPMENT INSTALLATION in an existing one-story building, in the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to June 15, 2000)
7. 2000.078G (KOMETANI: 558-6478)
580 HOWARD STREET, north side between First and Second Streets. Lot 91 in Assessor's Block 3721 -- Request for approval under Planning Code Sections 1106 and 1107 to change the boundaries of the New Montgomery-Second Street Conservation District to include the subject property and to upgrade its Article 11 designation from "Category V, Unrated" to "Category IV, Contributory."
(Continued from Regular Meeting of May 11, 2000)
(Proposed for Continuance to July 6, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - draft minutes of 2/24/00 and 5/18/00.
9. Commission Matters

D. DIRECTOR'S REPORT

10. Director's Announcements.
11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. 2000.235D (M.SNYDER: 575-6891)
175 BREWSTER STREET, east side between Esmeralda Avenue and Joy Street, Lot 12 in Assessor's Block 5577 -- Request for Discretionary Review of BPA No. 9924021 proposing to construct a single-family house on a vacant lot within an RH-1 (House, One-Family) District, a 40-X Height and Bulk District, and the Bernal Heights Special Use District.

Preliminary Recommendation: Do not take DR and approve the Building Permit application as submitted.

(Continued from Regular Meeting of May 18, 2000)

Note: On May 11, 2000 following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and not approve the proposal that includes an amendment to the previously approved conditions of approval. The vote was +6 -0. Commissioner Mills absent.

Note: On May 11, 2000, the Commission passed a motion of intent to take Discretionary Review and have the proposed design modified by removing the top floor. Staff was instructed to verify the correct property survey. The vote was +6 -0. Commissioner Mills absent.

13. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, south side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757 -- Request for discretionary review on an application that is proposing to demolish the existing building on site and construct three new live/work buildings containing a total of 64 units. The proposed project is in an Industrial Protection Zone, a Service/Light Industrial (SLI),

District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

(Continued from Regular Meeting of May 11, 2000)

Note: On May 4, 2000, following public testimony, the Commission closed the public hearing. A motion to not take discretionary review and approve the proposal failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.

14. 2000.113D (MILLER: 558-6344)
1552 POLK STREET, southeast corner at Sacramento Street, Lot 1 in Assessor's Block 644 -- Request for Discretionary Review of BPA 9925357 for tenant improvements to a portion of a building (approximately 1,700 square feet of floor area) for use as a "Blockbuster" video rental establishment.
Preliminary Recommendation: Take Discretionary Review and approve with conditions
(Continued from Regular Meeting of May 11, 2000)
Note: On May 4, 2000, following public testimony the Commission closed the public hearing. A motion to take discretionary review and approve with conditions failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.
Note: On May 11, 2000, a motion to approve failed to carry by a vote of +3 -3. Commissioners Joe, Martin and Antenore voted no. Commissioner Mills absent.
Continued to June 1, 2000.

E. REGULAR CALENDAR

15. 1998.604E (NAVARRETE: 558-6163)
Mission/Steuart Hotel, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Certification of the Final Environmental Impact Report prepared for the proposed Project pursuant to the California Environmental Quality Act (CEQA) as accurate and complete. The "Project" consists of General Plan and Zoning Map amendments, a finding of consistency with the General Plan, as it is proposed to be amended, for a change of use on the Project Site (a City-owned property) from a public use (MUNI bus layover) to a private use (hotel, retail and restaurant); a Conditional Use authorization for a hotel use, a granting of a Parking Variance, and other authorizations to facilitate the construction of the hotel project.
Preliminary Staff Recommendation: Certification.
(Continued from Regular Meeting of May 11, 2000)
16. 1998.604E (NAVARRETE: 558-6163)
Mission/Steuart Hotel, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Consideration of adoption of findings pursuant to CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
Preliminary Staff Recommendation: Approval.
(Continued from Regular Meeting of May 11, 2000)
- 17a. 1998.604EKMZCRV (BEATTY: 558-6163)
Mission/Steuart Hotel, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Consideration of the authorizations listed below in order to allow the construction of a hotel ranging in height from 40 feet to approximately 84 feet, with approximately 200 to 210 rooms, and with accessory retail, restaurant and

meeting room space on City-owned property currently used as a lay-over yard for San Francisco Municipal Railway (MUNI) buses and proposed to be leased my MUNI to the hotel developer who will lease the hotel to a hotel operator.

Preliminary Staff Recommendation: Approval
(Continued from Regular Meeting of May 11, 2000)

17b. 1998.604K (BEATTY: 558-6163)

Determination, pursuant to Planning Code Section 295, of whether the proposed project's shadow would result in any adverse impact on the use of the adjacent property known as Embarcadero Plaza II-South (Justin Herman Plaza South) under the jurisdiction of the Recreation and Park Commission.

Preliminary Staff Recommendation: Approval.
(Continued from Regular Meeting of May 11, 2000)

17c. 1998.604M (BEATTY: 558-6163)

Application under Planning Code Section 340 to amend Map 2 (Height and Bulk Plan) of the Northeastern Waterfront Element of the General Plan to change the designation of the subject site (Lots 6, 7, 8, 9 and 17 of Assessor's Block 3714) from O.S. (Open Space) to 84-E designation.

Preliminary Staff Recommendation: Approval.
(Continued from Regular Meeting of May 11, 2000)

17d. 1998.604Z (BEATTY: 558-6163)

Application under Planning Code Section 302 to amend the official zoning maps of the City and County of San Francisco to change the height and bulk district classification of Lot 17 of Assessor's Block 3714 from O.S. (Open Space) to 84-E and to change the use district classification for the subject site (Lots 6, 7, 8, 9 and 17 of Assessor's Block 3714) from a P (Public) district to a C-2 (Community Business) district.

Preliminary Staff Recommendation: Approval.
(Continued from Regular Meeting of May 11, 2000)

17e. 1998.604CR (BEATTY: 558-6163)

Application for a conditional use authorization under Planning Code Section 303, which provides procedures and required findings for conditional use authorization, and under Planning Code Section 216(c), which requires a conditional use authorization for hotels in the new "C-2" district, with exceptions from the bulk limitations of the 84-E height/bulk district pursuant to Planning Code Section 271. Also, consideration of a Finding of Consistency with the General Plan, as it is proposed to be amended, for the change of use of the above-referenced City-owned properties from public use for MUNI to a private hotel use on property to be leased to the hotel developer and operator.

Preliminary Staff Recommendation: Approval
(Continued from Regular Meeting of May 11, 2000)

Concurrent with the Planning Commission hearing on the authorizations listed above, testimony will be heard by the Zoning Administrator on the following variance application:

17f. 1998.604V (BEATTY: 558-6163)

Application under Planning Code Section 305 for an off-street parking variance for the proposed approximately 200 to 210 room hotel project described above. Planning Code Section 151 requires 30 to 34 independently-accessible off-street parking spaces for the proposed hotel, restaurant and retail uses in the proposed C-2 zoning district. The

applicant proposes to provide nine independently-accessible parking spaces on the project site, which can accommodate up to 17 vehicles through a valet operation.

Preliminary Staff Recommendation: Approval.

(Continued from Regular Meeting of May 11, 2000)

18. 2000.023C (LeBLANC: 558-6351)
1731 - 1741 POWELL STREET, on the west side at Columbus Avenue; Lot 004 in Assessor's Block 0101 -- Request for Conditional Use authorization to:(1) operate a live theater, (2) a bar and (3) a use exceeding 2,000 square feet in the building previously known as the Pagoda Theater in the North Beach Neighborhood Commercial District and a 40X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of May 25, 2000)
19. 2000.113C (CHIN: 575-6897)
2000 VAN NESS AVENUE, northeast corner at Jackson Street; Lot 005 in Assessor's Block 0595 - Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of sixteen Antennas and a base transceiver station on an existing eight-story over basement building as part of Metricom's wireless Internet network in an RC-4 (Residential/Commercial, High Density) District and a 80-D Height and Bulk District.
Preliminary Recommendation: Approval with conditions
20. 2000.289L (KOMETANI: 558-6478)
700 MONTGOMERY STREET, THE COLUMBUS SAVINGS BANK BUILDING, northeast corner of Montgomery and Washington Streets; that portion of Assessor's Block 196, Lot 8 occupied by the subject building -- Request for Planning Commission approval of a proposed landmark designation which was initiated by the Board of Supervisors. The subject property is a Compatible building in the Jackson Square Historic District, is zoned C-2 (Community Business) District and is in a 65-D-2 Height and Bulk District. Preliminary Recommendation: Approval

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 4:00 P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

21. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: No recommendation at this time.
(Continued from Regular Meeting of May 18, 2000).

Note: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns.

The vote was +7 -0.

22. 2000.274D (MARTIN: 558-6616)
1230 - 18TH STREET, north side, between Texas and Mississippi Streets, Lot 013A in Assessor's Block 4001 -- Request for Discretionary Review of BPA No. 9912693S, proposing to add a third floor to an existing two-story, one-unit building, setting it back approximately sixteen feet from the existing second story, for a height of approximately 37 feet. Additionally, the applicant would construct a two-car garage, with two garage doors, move the existing curb cut, and make interior renovations in an RH-3(Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

Adjournment: _____

San Francisco Planning Commission
1660 Mission Street, Suite 500
San Francisco, CA 94103

San Francisco Main Library
Government Documents Section
Civic Center
San Francisco CA 94102

JUN - 1 2000

SAN FRANCISCO
PUBLIC LIBRARY

CORRECTION

SAN FRANCISCO

PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 1, 2000**

1:30 PM

Regular Meeting

E. REGULAR CALENDAR

15. 1998.604E (NAVARRETE: 558-6163)
Mission/Steuart Hotel, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Certification of the Final Environmental Impact Report prepared for the proposed Project pursuant to the California Environmental Quality Act (CEQA) as accurate and complete. The "Project" consists of General Plan and Zoning Map amendments, a finding of consistency with the General Plan, as it is proposed to be amended, for a change of use on the Project Site (a City-owned property) from a public use (MUNI bus layover) to a private use (hotel, retail and restaurant); a Conditional Use authorization for a hotel use, a granting of a Parking Variance, and other authorizations to facilitate the construction of the hotel project.
Preliminary Staff Recommendation: Certification.
(Continued from Regular Meeting of May 11, 2000)
Note: On December 16, 1999, public hearing was closed.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 8, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN - 6 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.457D (CHIN: 575-6897)
431 - 35TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 007 in Assessor's Block 1467 -- Request for Discretionary Review of BPA No. 20000108558S/20000107526, proposing to demolish the existing single-family dwelling and construct a new two-family dwelling in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to June 22, 2000).
2. 2000.288E (DEUTSCH: 558-5965)
SEAWALL LOT 337 COMMUTER PARKING, **Appeal of preliminary negative declaration** for proposed expansion of use to permit daily general (commuter) parking in the parking lot on Port property east of Third Street serving Pacific Bell Park, containing about 1,814 spaces. The lot would be open on non-baseball game days from 7:00 a.m. to 7:00 p.m. On afternoon game days, general parking would not be permitted. On weekday evening game days, general parking would be permitted with non-game attending parkers required to exit the lot by 5:00 p.m. General parking would be permitted on weekend non-game days. In addition, the types of temporary uses permitted on the parking lot would be expanded to be consistent with Section 985 of the Planning Code, including 60-day limits for exhibitions, festivals, Christmas tree and Halloween pumpkin lots, etc., and 1- to 5-year limits for temporary uses and structures incidental to construction of a building, rental or sales office incidental to a new development, etc. These proposals, by China Basin Ballpark Company and Imperial Parking, Inc., would require approval by the Zoning Administrator, the San Francisco Port Commission, and the Port of San Francisco.
Preliminary Recommendation: Uphold Preliminary Negative Declaration.
(Proposed for Continuance to June 22, 2000).
3. 1999.151E (MALTZER: 558-6391)
SANITARY FILL COMPANY SOLID WASTE FACILITY PERMIT REVISION: 501 TUNNEL AVENUE; Assessor's Block 4991/Lots 7, 8, 9 and 82 in San Francisco County; and Assessor's Block 152/Lots 030, 340 and 220 (partial) in San Mateo County. **Appeal of Preliminary Negative Declaration.** The Sanitary Fill Company seeks to revise its Solid Waste Facility Permit to allow for: (1) the removal of scheduling restrictions on refuse fleet hauling; (2) an increase in permitted vehicle trips per day; (3) approval to stage and handle source-separated organic waste as a separate waste stream; (4) approval to enclose the construction and demolition debris sort line and increase the hours of sort line operation; and (5) removal of the Household Hazardous Waste Collection Facility from the Solid Waste Facility Permit.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to July 13, 2000)

4. 2000.269D (ZWIERZYCKI: 558-6263)
585 LAIDLEY STREET, south side between Castro and Roanoke Streets, Lot 025 in Assessor's Block 6727 - Request for Discretionary Review of building permit application No. 9923677 of proposal to construct a third-story addition on top of an existing two-story single-family residence in an RH-1 (House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of May 18, 2000)
Note: On May 18, 2000, following testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve the project with design changes – show new peeked roof design, add dormers to the rear, and setback building on the side of the DR requestor.
(Proposed for Continuance to July 20, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 5/25/00.
6. Commission Matters

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

9. 2000.113D (MILLER: 558-6344)
1552 POLK STREET, southeast corner at Sacramento Street, Lot 1 in Assessor's

Block 644 -- Request for Discretionary Review of BPA 9925357 for tenant improvements to a portion of a building (approximately 1,700 square feet of floor area) for use as a "Blockbuster" video rental establishment.

Preliminary Recommendation: Take Discretionary Review and approve with conditions (Continued from Regular Meeting of May 11, 2000)

Note: On May 4, 2000, following public testimony the Commission closed the public hearing. A motion to take discretionary review and approve with conditions failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.

Note: On May 11, 2000, a motion to approve failed to carry by a vote of +3 -3. Commissioners Joe, Martin and Antenore voted no. Commissioner Mills absent.

Continued to June 1, 2000.

Note: On June 1, 2000, the Commission passed a motion of intent to take Discretionary Review and disapproved by a vote of +4 -2. Commissioners Richardson and Theoharis voted no. Final language 6/8/00.

F. REGULAR CALENDAR

10. 1998.953E (NAVARRETE: 558-5975)
557 FOURTH STREET-- Public Hearing on Draft Environmental Impact Report. On Assessor's Block 3776, Lots 119 and 62, the project would demolish an existing building on the southeastern portion of the 70,400-square-foot project site, subdivide the project site into 12 equal-sized air parcels, and construct a four-story, 55-foot-tall wood frame live/work building on each air parcel. A total of 188 live/work units, occupying approximately 227,000 square feet, would be constructed along with approximately 13,000 square feet of retail space for four to six commercial tenants, which would be provided on the ground floor of the two buildings with frontage on Fourth Street. A three-level underground parking garage would occupy the entire site and would provide 188 private parking spaces (one per live/work unit), 292 public parking spaces, and 2 off-street loading spaces. The garage would be accessible on Welsh and Freelon Streets in the middle of the project block. The project site is in SLI (Service Light Industrial) District, and is in a 50-X Height and Bulk District. **Note: Written comments will be received at the Planning Department until 5:00 p.m., on June 8, 2000.**
Preliminary Recommendation: No action
(Continued from Regular Meeting of June 1, 2000).
11. 1999.234E (EDMONDSON: 558-5994)
673-683 BRANNAN STREET/168-178 BLUXOME STREET LIVE/WORK -- Appeal of a Preliminary Negative Declaration: Assessor's Block 3785/Lots 20 & 21 situated on the south side of Brannan Street between 5th and 6th Streets within the South of Market neighborhood. The proposed project would construct four new buildings containing a total of 177 live/work units and 177 parking spaces at 673-683 Brannan Street/168-178 Bluxome Street. The project would demolish an existing 10,000 square foot warehouse structure. Each new structure would be 55 feet tall, and would cover the full lot length and width, from Brannan Street to Bluxome Street. The project site is within an SLI (Service/Light Industrial) zoning district and within the Industrial Protection Zone adopted by the Planning Commission as an interim zoning control.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of May 25, 2000)
12. 2000.380T (LORD/BILLOVITS: 558-6311/558-6390)

NEIGHBORHOOD COMMERCIAL DISTRICT PERMIT NOTIFICATION, Consideration of a proposal to initiate amendments to the Planning Code (Zoning Ordinance) to add Section 312 to establish a 20-day mailing and posting notification requirement for building permit applications proposing demolition, new construction, alterations expanding the exterior dimensions of a building or changes of uses in Neighborhood Commercial Districts and various amendments to Section 311 providing flexibility in the scheduling of discretionary review hearings and assigning the administration of design guidelines and General Plan policies to the Director of Planning.

Preliminary Recommendation: Approve resolution initiating text amendments and scheduling a public hearing on the recommendation of adoption to the Board of Supervisors for July 6, 2000.

13. 2000.407 (LORD/BILLOVITS: 558-6311/558-6390)
NC-2 ZONING DISTRICT IN THE VICINITY OF 9TH AVENUE AND IRVING STREET, Consideration of a proposal to initiate amendments to the Planning Code (Zoning Ordinance and Zoning Map) to create a new Inner Sunset Neighborhood Commercial District in the vicinity of Irving Street between 5th Avenue and 19th Avenue.
Preliminary Recommendation: Approve resolution initiating map and text amendments and scheduling a public hearing on the recommendation of adoption to the Board of Supervisors for July 13, 2000.
14. 2000.426 (LORD/BILLOVITS: 558-6311/558-6390)
LIQUOR STORE DEFINITION AND ADDITION TO ARTICLE 7 OF THE PLANNING CODE, Consideration of a proposal to initiate amendments to the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Liquor Store" and to make such stores either a permitted use, a conditional use, or not permitted and by adding Section 790.55 to define "Liquor Store".
Preliminary Recommendation: Approve resolution initiating text amendments and scheduling a public hearing on the recommendation of adoption to the Board of Supervisors for July 13, 2000
15. 2000.316X (BEATTY: 558-6163)
554 MISSION STREET, north side of Mission Street between 1st and 2nd Streets, Lots 15, 17 and 18 of Assessor's Block 3708 -- Request for two exceptions under Planning Code Section 309: (1) separation of towers requirements as permitted in Planning Code Section 132.1(c)(1); and (2) on-site freight-loading service driveway requirements as permitted in Section 155(d). The project site is within the C-3-0 (Downtown, Office) District and 500-S (Lot 18) and 550-S (Lots 15 and 17) Height and Bulk Districts.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of June 1, 2000)
16. 1999.839C (LeBLANC: 558-6351)
700 JONES STREET, northeast corner at Post Street; Lot 014 in Assessor's Block 0298 --Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 6 panel antennas on the roof and base station equipment in the basement of a mixed use building in an RC-4 (Residential-Commercial Combined) District, and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of June 1, 2000)

- 17a. 1999.414C (BRENNANUTTI: 575-6892)
325 FREMONT STREET, east side between Folsom Street and Harrison Street; Lots 12, 13 and 14 in Assessor's block 3747 - Request for Conditional Use Authorization per Planning Code Section 253 (building exceeding 40 feet in height in an R District) and Section 249(b)(1) (site coverage exceeding 80 percent) to allow construction of a new 21-story, 200-foot-tall residential building with not more than 54 dwelling units above four levels of parking (three levels below grade and one level at grade) with up to 54 spaces, within an RC-4 (Residential-Commercial Combined District, High Density) District and the Rincon Hill Special Use District, and a 200-R Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of June 1, 2000)
- 17b. 1999.414V (BRENNANUTTI: 575-6892)
325 FREMONT STREET, east side between Folsom Street and Harrison Street; Lots 12, 13 and 14 in Assessor's block 3747 -The Zoning Administrator will conduct a joint hearing on a request for a front setback Variance per Section 249(c)(3) and an open space Variance per Section 249(c)(4)(B).
(Continued from Regular Meeting of June 1, 2000)
18. 2000.391C (CHIN: 575-6897)
4141 GEARY BOULEVARD, between 5th and 6th Avenues; Lots 002, 003, 004 in Assessor's Block 1539: -- Request for Conditional Use authorization pursuant to Section 209.6 and 712.83 of the Planning Code to install a total of six antennas and a base transceiver station on an existing four-story building, on Kaiser's French Campus, as part of Sprint's wireless telecommunications network in an RM-1/NC-3 (Low Density/Neighborhood Commercial-3) District and a 80-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00 P.M.** the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

19. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
20. 2000.238DDD (MEHRA: 558-6257)
117 PARKER AVENUE, west side between Euclid Avenue and Geary Boulevard, Lot 003 in Assessor's Block 1064 -- Request for Discretionary Review of BPA Nos. 9912789 &

9912791, proposing to demolish the existing single-family dwelling and the construction of a new two-story over garage two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit applications as revised.

21. 2000.345D (CHIN: 575-6897)
2823-2825 GOLDEN GATE AVENUE, southeast side between Arguello Boulevard and Willard North, Lot 044 in Assessor's Block 1167 -- Request for Discretionary Review of BPA No. 9923086, proposing a 36'-2" rear addition at the first and second floors, and the installation of a new garage door in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted
22. 1998.864D (BANALES: 558-6339)
690 - 4TH STREET, west side between Bluxome and Townsend Streets, Lots 8 and 9 in Assessor's Block 3786, Staff-Initiated Discretionary Review of Building Permit Application No. 9824087, proposing new construction of a mixed-used live/work and retail building, following demolition of existing structures on the subject property. The subject property is in an Industrial Protection Zone Buffer and a SSO (Service Secondary Office) District and 65-X Height and Bulk District. The project proposes demolition of two existing structures on the site and new construction of a mixed-use live/work and retail building. 54 live/work units and approximately 14,600 square feet of ground floor retail space is proposed.
Preliminary recommendation: Do not take Discretionary Review and approve building permit as submitted.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 15, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

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DOCUMENTS DEPT.

JUN 12 2000

SAN FRANCISCO
PUBLIC LIBRARY

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addendum

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of Adoption - draft minutes of 6/1/00.
2. Commission Matters

D. DIRECTOR'S REPORT

3. Director's Announcements.
4. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

5. Resolution delegating to the Environmental Review Officer (ERO) responsibility for taking testimony at Draft EIR hearings on Hetch Hetchy Water Treatment Project.
(GITELMAN)
2000.147C (LeBLANC 558-6351)
6. 400 McALLISTER STREET AKA 401 POLK STREET, northwest corner at Polk Street; Lot 002 in Assessor's Block 0766 -- Request for Conditional Use authorization to install a wireless telecommunications facility consisting of six panel antennas and base station

equipment on the roof of an existing building in a P (Public) District, the Civic Center Historic District and an 80-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of June 1, 2000)

7. 1999.323C (LeBLANC: 558-6351)
545 POWELL STREET, Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 4 panel antennas on the existing rooftop penthouse of a building and base station equipment inside a new penthouse on the roof of the building in an RC-4 (Residential-Commercial Combined) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
8. 2000.303C (M.SNYDER: 575-6891)
2548 - 24TH STREET- (The San Francisco General Hospital Parking Garage), the parcel bordered by 24th Street, San Bruno Avenue, 23rd Street, and Utah Street, Lot 1 in Assessor's Block 4213 -- Request for Conditional Use authorization under Planning Code Section 234.2 to install three sectors of antennas (four antennas in each sector) on the roof of the elevator tower located at the 23rd Street and Utah Street corner of the garage, in a P (Public Use) District and a 40-X Height and Bulk District. As part of the proposal, a stealth screen would be installed to hide the proposed antennas from view and a base transceiver station would be installed within the garage.
Preliminary Recommendation: Approval with conditions.
9. 2000.216C (KIM: 558-6290)
510- 520 FREDERICK STREET, northwest corner at Frederick and Stanyan Streets; Lot 006 in Assessor's Block 1263 - Request for Conditional Use authorization to allow the installation of two panel antennas and an interior equipment shelter in the basement of an existing mixed-use building as part of a wireless telecommunication network, pursuant to Planning Code Section 710.83, in an NC-1 (Neighborhood Commercial Cluster District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of May 25, 2000)
10. 2000.209C (MILLER: 558-6344)
1470 PINE STREET, north side between Polk and Larkin Streets, Lot 7A in Assessor's Block 645 --Request for authorization of a CONDITIONAL USE for a FIBER-OPTIC TELEVISION and TELECOMMUNICATIONS CABLE EQUIPMENT INSTALLATION in an existing one-story building, in the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 1, 2000)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **3:00 P.M.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2

minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.


11. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
Prior Action: Public comment was closed at the February 17, 2000 hearing. The Commission continued the item to allow further discussion between the project sponsor and neighbors.
(Continued from Regular Meeting of May 25, 2000).
12. 2000.229D (WILSON: 558-6602)
1946 - 21ST AVENUE, east side between Ortega and Pacheco Streets, Lot 032 in Assessor's Block 2114 - Request for Discretionary Review of BPA No. 20000121665, proposing to add a third story to the existing two-story house in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as submitted.
13. 2000.473D (KEYLON: 558-6613)
82-86 GARDEN STREET/ 2383-2389 & 2393-2399 POST STREET, southeast corner of Post and Broderick Streets, Lot 013 in Assessor's Block 1079 -- Request for Discretionary Review of BPA Nos. 2000/01/19/431, 2000/01/19/426 and 2000/01/19/433, proposing to subdivide a former gas station site into three code complying lots and construct a four-story, three-unit building on each of the three lots in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
14. 2000.535D (KEYLON: 558-6613)
2129 GREENWICH STREET, south side between Webster and Fillmore Streets, Lot 052 in Assessor's Block 0516 -- Request for Discretionary Review of BPA No. 200004187529, proposing to modify the originally approved building envelope, under Case No. 98.986V, of a four-story, three-unit building, resulting in a decrease of overall square footage of the project in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
15. 2000.353DD (BORDEN: 558-6321)
541 & 547 - 29TH STREET, south side between Noe and Castro Streets, Lot Nos. 038 and 037 in Assessor's Block 6630 -- Request for Discretionary Review on a proposal to demolish the vacant buildings existing at 541 and 547 29th Street and to construct two new 4-story, 2-unit residential buildings in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and require that plans be revised per staff's recommendation.

16. 1999.767D (JONES: 558-6477)
374 - 24TH AVENUE, east side between California and Clement Streets, Lot 023A in Assessor's Block 1410 -- Request for Discretionary Review of BPA No. 9900945, proposing to demolish the existing two-story, single family dwelling and construct a four-story, three-unit dwelling in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.

Adjournment: _____

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ADDENDUM SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 15, 2000

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

JUN 14 2000

SAN FRANCISCO
PUBLIC LIBRARY

A. ITEMS PROPOSED FOR CONTINUANCE

95.385E


(KUGLER- 558-5983)

444 DIVISADERO STREET, TOUCHLESS CAR WASH **Appeal of a Preliminary Negative Declaration** on Assessor's Block 1216 - Lots 5, 17, 18, 19, located on the northeast corner of Oak and Divisadero Streets in the Western Addition. The proposed project would demolish two existing buildings at 1060-1062 and 1052 Oak St. and construct a new two-story mixed-use building with two dwelling units on the second floor and an auto detailing services and a parking space on the ground floor. There would be one level of underground parking with 13 spaces accessed by a commercial automobile elevator. The underground parking would be covered by landscaping. An additional two story structure would be constructed to serve as an employee lounge and storage area. Two shed-roofed open sided structures would be constructed to connect the existing car wash structure and the two proposed structures. Minor modifications in the form of the addition of a covered waiting area and the enclosure of an existing laundry facilities would be done to the existing car wash building. The car wash vehicular circulation and queuing area would be expanded and reconfigured. The proposed site is split between two zones; lots 5, 17, 18 and the portion of lot 19 that front on Oak St. are zoned NC-2 while the interior remainder of lot 19 is zoned RH-3. A rezoning of the interior portion of lot 19 from RH-3 to NC-2 is proposed as a part of the project. The project is also has two Height/Bulk Districts 65-A and 40-X.

(Proposed for Continuance to July 13, 2000)

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SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT

JUN 21 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 22, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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MISSION ST., 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.211C (KEYLON: 558-6613)
570- 42ND AVENUE, east side between Geary Boulevard and Anza Street, Lot 60 in Assessor's Block 1503- Request for Conditional Use Authorization under Planning Code Section 209.1(g) to construct a four unit building on a 6,000 square foot lot in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 6, 2000)
2. 1999.827EC (GORDON: 558-6309)
160 HARRISON STREET, at the northeast corner of Main and Harrison Streets; Lot 8 in Assessor's Block 3745 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process: (1) for establishment of a utility use as defined by Planning Code Section 209.6(b), in a P District pursuant to Planning Code Section 234.2, (2) for an off-street parking exception of 51 spaces under Planning Code Section 151, where 76 off-street parking spaces are required, (3) for an exception to the minimum stall dimensions for approximately 14 off-street parking spaces per Planning Code Section 154(a), and (4) for an exception to minimum dimensions for 2 freight loading spaces per Planning Code Section 154(b). The property is in a P (Public) Zoning District, the Rincon Hill Special Use District - Residential Subdistrict and a 105-R Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 6, 2000)
3. 2000.266C (KIM: 558-6290)
720 MOSCOW STREET, west side between France and Italy Streets; Lot 024 in Assessor's Block 6338 - Request for Conditional Use authorization pursuant to Section 234.2(a) of the Planning Code to install a total of two antennas and a base station on an existing Fire Station building as part of Sprint's wireless telecommunications network in a P (Public Use) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 6, 2000)
4. 2000.288E (DEUTSCH: 558-5965)
SEAWALL LOT 337 COMMUTER PARKING, **Appeal of preliminary negative declaration** for proposed expansion of use to permit daily general (commuter) parking in the parking lot on Port property east of Third Street serving Pacific Bell Park, containing about 1,814 spaces. The lot would be open on non-baseball game days from 7:00 a.m. to 7:00 p.m. On afternoon game days, general parking would not be permitted. On weekday evening game days, general parking would be permitted with non-game attending parkers required to exit the lot by 5:00 p.m. General parking would be permitted on weekend non-game days. In addition, the types of temporary uses permitted on the parking lot would be expanded to be consistent with Section 985 of the Planning Code, including 60-day limits for exhibitions, festivals, Christmas tree and Halloween pumpkin lots, etc., and 1- to 5-year limits for temporary uses

and structures incidental to construction of a building, rental or sales office incidental to a new development, etc.

These proposals, by China Basin Ballpark Company and Imperial Parking, Inc., would require approval by the Zoning Administrator, the San Francisco Port Commission, and the Port of San Francisco.

Preliminary Recommendation: Uphold Preliminary Negative Declaration.

(Continued from Regular Meeting of June 8, 2000)

(Proposed for Continuance to July 6, 2000)

- 5a. 1999.668BX (MILLER: 558-6344)

38-44 TEHAMA STREET (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request for Determination of Compliance pursuant to Section 309 with respect to a proposal (1) to renovate the existing building interior, including remodeling the foyer, adding three elevators and adding two new stairwells; (2) construct a third and fourth level atop the building to a new height of 64 feet along Tehama Street; and (3) convert up to 49,950 square feet on the first, mezzanine, second, third and fourth floors of the building to office use. The entrance to the office space would be on Howard street. Approximately 26,100 square feet of existing industrial space in the basement and in the rear of the first floor and first floor mezzanine would remain. The entrance to the industrial space will be on Tehama Street. There is no parking on this site and none is proposed. The project lies within a C-3-O (SD) (Downtown Office-Special Development District) and a 350-S Height and Bulk District.

(Proposed for Continuance to July 6, 2000)

- 5b. 1999.668BX (MILLER: 558-6344)

38-44 TEHAMA STREET, (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request under Planning Code Sections 320-322 (Office Development Limitation Program) to allow the creation of up to 49,950 square feet of office space in an existing industrially-occupied building of approximately 49,000 square feet proposed for expansion to approximately 73,000 square feet. Approximately 26,100 square feet of existing industrial space would remain in industrial use. The project lies within a C-3-O (SD) (Downtown Office-Special Development District) and a 350-S Height and Bulk District.

(Proposed for Continuance to July 6, 2000)

- 6a. 2000.063CV (BRENNANUTTI: 575-6892)

1638 KIRKWOOD AVENUE, north side between Phelps Street and Newhall Street; Lot 52 in Assessor's block 5279: Request for Conditional Use Authorization to allow a residential care facility for seven or more persons per Planning Code Section 209.3(c). The applicant, Jelani House, Inc., already operates a transitional living program for up to 27 women at this location, with substance abuse treatment services provided off-site elsewhere in the neighborhood. The proposal would add substance abuse treatment services by State-licensed personnel on-site at this location, and would increase the allowed number of residents to a maximum of 39 (women and children). The live-in program would offer treatment and support for drug/alcohol dependent women and their children in a residential environment. Residents would live in the program for a period of 12 to 18 months. No building alterations are proposed. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.

(Proposed for Continuance to July 13, 2000.)

- 6b. 2000.063CV (BRESSANUTTI: 575-6892)
1638 KIRKWOOD AVENUE, north side between Phelps Street and Newhall Street; Lot 52 in Assessor's block 5279: The Zoning Administrator will conduct a joint hearing on a request for a Variance from the off-street parking spaces required for a proposed residential care facility with up to 39 residents. Planning Code Section 151 requires one off-street parking space for each 10 residents, where the number of residents exceeds nine. In this case, four off-street parking spaces would be required. There is no existing off-street parking at the property and none is proposed. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to July 13, 2000)

7. 1999.738D (CHIN: 575-6897)
2131 DIVISADERO STREET, west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 -- Request for Discretionary Review of BPA No. 9914768, proposing to raise a portion of the roof to match existing roof at the rear of a three-story, two dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to July 20, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
11. Staff report on whether or not the Commission has authority, under the Discretionary Review process to impose exactions such as affordable housing and transportation.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. 2000.353DD (BORDEN: 558-6321)
541 & 547 - 29TH STREET, south side between Noe and Castro Streets, Lot Nos. 038 and 037 in Assessor's Block 6630 -- Request for Discretionary Review on a proposal to demolish the vacant buildings existing at 541 and 547 29th Street and to construct two new 4-story, 2-unit residential buildings in an RH-2(Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and require that plans be revised per staff's recommendation.
Note: On June 15, 2000, following public testimony the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve with staff recommendations by a vote of +4 -0. The recommendations are to allow the Project Sponsor and both DR requestors to review the most current floor plan scheme which involve: 1) the penthouse needs to be significantly reduced as in Scheme "E" 2) the twelve foot rear extension is to be eliminated 3) Side deck on 541-29th Street eliminated 4) At 547 29th, allow better access to the lightwell of adjacent property. Commissioners Martin, Mills and Theoharis were absent.

F. REGULAR CALENDAR

13. 1999.310E (NAVARRETE: 558-5975)
322-6TH STREET, **Appeal of Preliminary Negative Declaration** - Assessor's Block 3754 Lot 3. The proposal is to demolish one existing industrial/commercial warehouse building on the site and construct one building containing 15 live/work units and 15 off-street parking spaces within a 3-story structure (including mezzanine approximately 50 feet in height. The project site is located in a Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district. The proposed project site is within a Mixed Use Housing Buffer area, adopted by the Planning Commission as in interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration.
(Continued from Regular Meeting of May 11, 2000)
14. 2000.399C (KIM: 558-6290)
2001 - 37TH AVENUE, (A.K.A. 2750 Rivera Street), northwest corner at 37th Avenue between Ortega and Quintara Streets; Lot 006 in Assessor's Block 2094 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of 16 antennas and an equipment cabinet on the existing three-story Saint Ignatius Preparatory School building as part of a wireless telecommunications network in an RH-1(Residential House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
15. 1999.893C (M. SNYDER: 575-6891)
114 7TH STREET, southwest corner of 7th and Mission Streets, Lot 1 in Assessor's Block 3727, commonly known as Hotel Britton - Request for Conditional Use authorization under Planning Code Section 816.73 and 227(h) to install two panel antennas at the base of the roof's flagpole approximately 66.5-feet above grade, and to install a base transceiver station on the property, in an SLR District and a 65-X Height and Bulk District. The installation of the antennas and related equipment would be part of a wireless communication network operated by Sprint PCS.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of May 25, 2000)

16. 2000.427C (CHIN: 575-6897)
2201 VAN NESS AVENUE, northeast corner at Broadway; Lot 007, in Assessor's Block 570:
-- Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of three antennas and a base transceiver station on an existing four-story building (Broadway Manor Motel) as part of Sprint's wireless telecommunications network in an RC-3 (Residential Commercial, Medium Density) District and a 80-A/80-D Height and Bulk District.
Preliminary Recommendation: Approval with conditions
17. 2000.323C (LeBLANC: 558-6351)
545 POWELL STREET, southwest corner at Bush Street; Lot 001 in Assessor's Block 0284
-- Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 4 panel antennas on 2 sides of the existing rooftop penthouse, and base station equipment on the roof of the penthouse in an RC-4 (Residential-Commercial Combined) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

G. SPECIAL DISCRETIONARY REVIEW HEARING


At Approximately **3:30** P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

18. 2000.431DD (LeBLANC: 558-6351)
1329-31 VALLEJO STREET, southwest side between Larkin and Hyde Streets, Lot 030 in Assessor's Block 0153 -- Request for Discretionary Review of BPA No. 9922926, proposing to construct a partial fourth-floor addition and rear decks at the 2nd and 3rd floors. The addition would be setback 15'-8" from the front of the existing building in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with one modification.
19. 2000.457D (CHIN: 575-6897)
431 - 35TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 007 in Assessor's Block 1467 -- Request for Discretionary Review of BPA Nos. 20000108558S/ 20000107526, proposing to demolish the existing single-family dwelling and construct a new two-family dwelling in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of June 8, 2000)

20. 98.600D (M.SNYDER): 558-6891)
391 PENNSYLVANNIA, northeast corner of Pennsylvania Avenue and 19th Street, Lot 18 in Assessor's Block 4040 -- Request for Discretionary Review of Building Permit Application No. 9810040, proposing to construct a one-story vertical addition to an existing one-story-over-basement single-family house in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
21. 2000.135D (PURVIS: 558-6354)
1000-16TH STREET & 1400-7TH STREET, all lots within the blocks bounded by 16th Street, 7th Street and Hubble Street, including Lots 1, 2, and 3 in Assessor's Block 3833 and Lot 1 in Assessor's Block 3834 -- Staff Initiated Discretionary Review of Demolition Permit Application Nos. 20000508-9360, -9370, -9376, -9383, -9391, -9395, 20000510-9607, and 20000518-0401, proposing to demolish a complex of nine industrial buildings, formerly part of The Glidden Company paint manufacturing facility, and vacant since 1996. The site is within the M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and is within the Industrial Protection Zone where demolition of industrial buildings is subject to Discretionary Review.
Preliminary Recommendation: Do not take Discretionary Review.
22. 1999.310D (PURVIS: 558-6354)
322 - 6TH STREET, west side between Howard and Folsom Streets, Lot 3 in Assessor's Block 3754 -- Staff Initiated Discretionary Review of Demolition Permit Application No. 9907717 and Building Permit Application No. 9907715, proposing to demolish a two-story industrial building, (the former location of both Hansan Carpet & Blinds and Advanced Courier), and to construct a 15-unit live/work project. The project site is within the SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and within the Mixed-Use Housing Buffer Zone where all live/work proposals filed before April 22, 1999 require Discretionary Review.
Preliminary Recommendation: Do not take Discretionary Review.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

JUL - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 6, 2000
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.288E (DEUTSCH: 558-5965)

SEAWALL LOT 337 COMMUTER PARKING, Appeal of preliminary negative declaration for proposed expansion of use to permit daily general (commuter) parking in the parking lot on Port property east of Third Street serving Pacific Bell Park, containing about 1,814 spaces. The lot would be open on non-baseball game days from 7:00 a.m. to 7:00 p.m. On afternoon game days, general parking would not be permitted. On weekday evening game days, general parking would be permitted with non-game attending parkers required to exit the lot by 5:00 p.m. General parking would be permitted on weekend non-game days. In addition, the types of temporary uses permitted on the parking lot would be expanded to be consistent with Section 985 of the Planning Code, including 60-day limits for exhibitions, festivals, Christmas tree and Halloween pumpkin lots, etc., and 1- to 5-year limits for temporary uses and structures incidental to construction of a building, rental or sales office incidental to a new development, etc.

These proposals, by China Basin Ballpark Company and Imperial Parking, Inc., would require approval by the Zoning Administrator, the San Francisco Port Commission, and the Port of San Francisco.

Preliminary Recommendation: Uphold Preliminary Negative Declaration.

(Continued from Regular Meeting of June 22, 2000)

APPEAL WITHDRAWN

2. 1999.790C (CHIN: 575-6897)

1628 BALBOA STREET, north side between 17th and 18th Avenue; Lot 023 in Assessor's Block 1560: -- Request for Conditional Use authorization pursuant to Section 710.39 of the Planning Code to demolish the existing single family dwelling over commercial and construct a new three family dwelling in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Proposed for Continuance to July 13, 2000)

3. 1999.668BX (MILLER: 558-6344)

38-44 TEHAMA STREET (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request for Determination of Compliance pursuant to Section 309 with respect to a proposal (1) to renovate the existing building interior, including remodeling the foyer, adding three elevators and adding two new stairwells; (2) construct a third and fourth level atop the building to a new height of 64 feet along Tehama Street; and (3) convert up to 49,950 square feet on the first, mezzanine, second, third and fourth floors of the building to office use. The entrance to the office space would be on Howard street. Approximately 26,100 square feet of existing industrial space in the basement and in the rear of the first floor and first floor mezzanine would remain. The entrance to the industrial space will be on Tehama Street. There is no parking on this site and none is proposed. The project lies within a C-3-O (SD) (Downtown Office-Special Development District) and a 350-S Height and Bulk District.

(Continued from Regular Meeting of June 22, 2000)

(Proposed for Continuance to July 27, 2000)

4. 1999.668BX (MILLER: 558-6344)
38-44 TEHAMA STREET, (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request under Planning Code Sections 320-322 (Office Development Limitation Program) to allow the creation of up to 49,950 square feet of office space in an existing industrially-occupied building of approximately 49,000 square feet proposed for expansion to approximately 73,000 square feet. Approximately 26,100 square feet of existing industrial space would remain in industrial use. The project lies within a C-3-O (SD) (Downtown Office-Special Development District) and a 350-S Height and Bulk District.
(Continued from Regular Meeting of June 22, 2000)
(Proposed for Continuance to July 27, 2000)
5. 1999.817C (LeBLANC: 558-6351)
990 COLUMBUS AVENUE, southeast corner at Chestnut Street; Lot 048 in Assessor's Block 0065 -- Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 3 panel antennas on the roof of an existing 3-story commercial building and base station equipment in the basement of the building in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to August 3, 2000)
6. 2000.271E (BLOMGREN: 558-5979)
415 BRYANT STREET, **Appeal of a Preliminary Negative Declaration**, Lot 97 of Assessor's Block 3995. The project would entail the construction of a four-story, 45-foot high building which would have eight live-work units at 415 Bryant Street, south side of Bryant Street between Second and Third Streets (Assessor's Block 3775, Lot 97). The project is within the Mixed Use Housing Zone (MUHZ), a South End Office (SEO) Interim Control District, Service/Secondary Office (SSO) Zoning District, and a 40-x Height/Bulk District. The proposed building would cover the entire 4000 square foot lot which extends from Taber Place on the south to Bryant Street on the north. A one-story, 24-foot high office building at the south end of the parcel would be demolished. The floor area of the proposed building would be 17,800 gross square feet, excluding parking. All of the units of the building would be accessed from stairways and hallways which would have entrances on Bryant Street and Taber Place. The proposed building would provide eight parking spaces in a ground-level garage with an ingress/egress from Taber Place. Proposed for continuance to August 3, 2000.
Preliminary Recommendation: Uphold the Negative Declaration
(Proposed for Continuance to August 3, 2000)
7. 2000.078G (KOMETANI: 558-6478)
580 HOWARD STREET, north side between First and Second Streets. Lot 91 in Assessor's Block 3721 -- Request for approval under Planning Code Sections 1106 and 1107 to change the boundaries of the New Montgomery-Second Street Conservation District to include the subject property and to upgrade its Article 11 designation from "Category V, Unrated" to "Category IV, Contributory."
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 1, 2000)
(Proposed for Continuance to August 24, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - draft minutes of June 8, 15, 22, 2000.
9. Commission Matters

D. DIRECTOR'S REPORT

10. Director's Announcements.
11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. 2000.353DD (BORDEN: 558-6321)
541 & 547 - 29TH STREET, south side between Noe and Castro Streets, Lot Nos. 038 and 037 in Assessor's Block 6630 -- Request for Discretionary Review on a proposal to demolish the vacant buildings existing at 541 and 547 29th Street and to construct two new 4-story, 2-unit residential buildings in an RH-2(Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and require that plans be revised per staff's recommendation.

(Continued from Regular Meeting of June 22, 2000)

Note: On June 15, 2000, following public testimony the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve with staff recommendations by a vote of +4 -0. The recommendations are to allow the Project Sponsor and both DR requestors to review the most current floor plan scheme which involve: 1) the penthouse needs to be significantly reduced as in Scheme "E" 2) the twelve foot rear extension is to be eliminated 3) Side deck on 541-29th Street eliminated 4) At 547 29th , allow better access to the light well of adjacent property. Commissioners Martin, Mills and Theoharis were absent.

Note: On June 22, 2000, the Commission passed a motion to approve as indicated in the intent by a vote of +3 -2. Commissioners Joe and Antenore voted no. Commissioners Martin and Theoharis were absent.

F. REGULAR CALENDAR

13. 2000.378T (BILLOVITS: 558-6390)
Consideration of an amendment to Section 161(j) of the Planning Code adding compatibility findings to the consideration of conditional use applications for off-street parking reductions for dwelling units in Neighborhood Commercial Districts.
Preliminary Recommendation: Approve resolution recommending adoption to the Board of Supervisors.
14. 2000.379T (BILLOVITS: 558-6390)
Consideration of an amendment to Section 303(c)(5A) of the Planning Code to provide for full consideration by the Planning Commission of all standard conditional use findings of Section 303(c)(1-4) when making findings on a conditional use application for movie theaters, adult entertainment and other entertainment uses in Neighborhood Commercial Districts.
Preliminary Recommendation: Approve resolution recommending adoption to the Board of Supervisors.
15. 2000.380T (BILLOVITS: 558-6390)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMIT NOTIFICATION. Consideration of amendments to the Planning Code (Zoning Ordinance) to add Section 312 to establish a 20-day mailing and posting notification requirement for building permit applications proposing demolition, new construction, alterations expanding the exterior dimensions of a building or changes of uses in Neighborhood Commercial Districts and various amendments to Section 311 providing flexibility in the scheduling of discretionary review hearings and assigning the administration of design guidelines and General Plan policies to the Director of Planning.
Preliminary Recommendation: Approve amendments and recommendation of adoption to the Board of Supervisors.
16. 2000.211C (KEYLON: 558-6613)
570- 42ND AVENUE, east side between Geary Boulevard and Anza Street, Lot 60 in Assessor's Block 1503- Request for Conditional Use Authorization under Planning Code Section 209.1(g) to construct a four unit building on a 6,000 square foot lot in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 22, 2000)
17. 1999.827EC (GORDON: 558-6309)
160 HARRISON STREET, at the northeast corner of Main and Harrison Streets; Lot 8 in Assessor's Block 3745 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process: (1) for establishment of a utility use as defined by Planning Code Section 209.6(b), in a P District pursuant to Planning Code Section 234.2, (2) for an off-street parking exception of 51 spaces under Planning Code Section 151, where 76 off-street parking spaces are required, (3) for an exception to the minimum stall dimensions for approximately 14 off-street parking spaces per Planning Code Section 154(a), and (4) for an exception to minimum dimensions for 2 freight loading spaces per Planning Code Section 154(b). The property is in a P (Public) Zoning District, the Rincon Hill Special Use District - Residential Subdistrict and a 105-R Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 22, 2000)
18. 2000.266C (KIM: 558-6290)
720 MOSCOW STREET, west side between France and Italy Streets; Lot 024 in Assessor's

Block 6338 - Request for Conditional Use authorization pursuant to Section 234.2(a) of the Planning Code to install a total of two antennas and a base station on an existing Fire Station building as part of Sprint's wireless telecommunications network in a P (Public Use) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of June 22, 2000)

19. 2000.161C (BORDEN: 558-6321)
4040-24TH STREET, north side, between Castro and Noe Streets; Lot 12 in Assessor's Block 3656 --Request for a Conditional Use authorization under Planning Code Section 728.53 to allow the addition of office space at the second floor of the Zephyr Real Estate offices, Section 728.21 to allow a nonresidential use in excess of 2,499 square feet, and Section 728.11 to develop a lot in excess of 5,000 square feet in area; in the 24th Street-Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions
(Continued from Regular Meeting of May 25, 2000)
20. 2000.185C (BRESSANUTTI: 575-6892)
131-135 GOUGH STREET, northwest corner of Lily Street; Lot 004 in Assessor's block 0838: Request for Conditional Use Authorization to 1) expand an existing tourist hotel per Planning Code Section 720.55 and 2) establish a non-residential use with a gross floor area of 3,000 square feet or more per Section 720.21. The proposal is to expand an existing three-story, nine-room bed-and breakfast tourist hotel by converting the existing ground floor retail commercial space (most recently occupied by a restaurant/bar use) with up to four additional guest rooms, lobby, and office/registration area. Up to five new parking spaces would be provided at the basement level with parking access from Lily Street. Alterations to the exterior of the building would consist of replacing the second building entry at the corner with a disabled access ramp and windows, and a new garage door and windows on Lily Street. The project is in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
21. 1999.580EC (WANG: 558-6335)
600 PORTOLA DRIVE, a triangular-shaped parcel, northwest side of Portola Drive at Woodside Avenue; Lot 001 in Assessor's Block 2892 - - Request for Conditional Use authorization under Planning Code Section 121.1 and 710.11 to develop a three-story over basement (garage) mixed-use building including three individual ground floor commercial spaces for a total of approximately 4,060 square feet and fifteen dwelling-units on a lot exceeding 5,000 square feet in area, within an NC-1 Neighborhood Commercial Cluster District and a 26-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
22. 2000.566C (CHIN: 575-6897)
2500 TURK STREET, the block bordered by Turk, Masonic, Anza and Parker Streets; Lot 003A in Assessor's Block 1107: -- Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of sixteen antennas and a base transceiver station on an existing four-story building at the University of San Francisco as part of Metricom's wireless Internet network in an RH-2 (House, Two Family Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

23. 1999.571C (ZWIERZYCKI: 558-6263)
1344 OCEAN AVENUE, northeastern corner of Granada Avenue, Lot 16 in Assessor's Block 3198 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine panel antennas on the roof of a four-story apartment building, and storage and maintenance of related equipment in an existing storage room within the ground-floor garage. Storage of equipment on ground-floor will not result in elimination of parking stalls. The antennas and equipment storage are part of a wireless communication network in an NC-2 (Neighborhood-Commercial, Small-Scale) District; Ocean Avenue Fast Food Subdistrict; and 40-X Height/ Bulk District.
Preliminary Recommendation: Approve with conditions
(Continued from Regular Meeting of May 11, 2000)
24. 2000.240C (ZWIERZYCKI: 558-6263)
1562-1564 WALLER STREET, Lot 8 in Assessor's Block 1247, north side between Cole and Belvedere Streets -- Request for Conditional Use authorization under Section 209.2(d) of the Planning Code to legalize the conversion of three existing dwelling units into five bed and breakfast rooms or suites on a lot containing four dwelling units within an RH-3 (Residential, House, Three-Family) District and 40-X Height/ Bulk District.
Preliminary Recommendation: Disapprove

G. SPECIAL DISCRETIONARY REVIEW HEARING

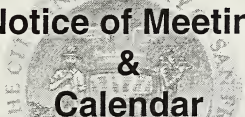
At Approximately **3:30 P.M.** the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

25. 1999.767D (JONES: 558-6477)
374 - 24TH AVENUE, east side between California and Clement Streets, Lot 023A in Assessor's Block 1410 -- Request for Discretionary Review of BPA No. 9900945, proposing to demolish the existing two-story, single family dwelling and construct a four-story, three-unit dwelling in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, and approve building permit application as submitted.
(Continued from Regular Meeting of June 15, 2000)
26. 2000.372D (WANG: 558-6335)
96 HOMESTEAD STREET, northwest corner of Homestead and 25th Streets; Lot 014A in Assessor's Block 6503 -- Request for Discretionary Review of BPA No. 2000/01/14/108, proposing to demolish an existing first floor porch and construct a three-story addition at the rear of the existing two-story over garage, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.



Notice of Meeting & Calendar

JUL 11 2000

SAN FRANCISCO
PUBLIC LIBRARY

**Board of Supervisor's Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 13, 2000
1:30 PM**

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.151E (MALTZER: 558-6391)
SANITARY FILL COMPANY SOLID WASTE FACILITY PERMIT REVISION; 501 TUNNEL AVENUE; Assessor's Block 4991/Lots 7, 8, 9 and 82 in San Francisco County; and Assessor's Block 152/Lots 030, 340 and 220 (partial) in San Mateo County. **Appeal of Preliminary Negative Declaration.** The Sanitary Fill Company seeks to revise its Solid Waste Facility Permit to allow for: (1) the removal of scheduling restrictions on refuse fleet hauling; (2) an increase in permitted vehicle trips per day; (3) approval to stage and handle source-separated organic waste as a separate waste stream; (4) approval to enclose the construction and demolition debris sort line and increase the hours of sort line operation; and (5) removal of the Household Hazardous Waste Collection Facility from the Solid Waste Facility Permit. *Preliminary Recommendation: Uphold Preliminary Negative Declaration* (Continued from Regular Meeting of June 8, 2000)
(Proposed for Continuance to August 24, 2000)
- 2a. 2000.225CV (NIKITAS: 558-6306)
3131 WEBSTER STREET, north west corner of Moulton Street, Lot 002 in Assessor's Block 0509 - Request for Conditional Use Authorization under Planning Code Sections 121.2 and 712.21 for use size exceeding 6,000 square feet. The proposal is for a Business or Professional Service Office (McGuire Real Estate) of 12,160 gross square feet to be achieved by remodeling into offices an existing former restaurant, The North India, (two structures totaling 4,960 square feet in area) and connecting those structures to the existing adjacent real estate offices at 2001 Lombard Street (gross area of 7,200 square feet) via a new second-story pedestrian bridge between the lots. The subject properties are within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. *Preliminary Recommendation: Pending*
(Proposed for Continuance to August 24, 2000)
- 2b. 2000.225CV (NIKITAS: 558-6306)
3131 WEBSTER STREET, north west corner of Moulton Street, Lot 002 in Assessor's Block 0509 The Zoning Administrator will conduct a joint hearing on a request for a parking variance per Sections 151 and 712.22 of the *Planning Code*, which require eight off-street parking spaces for the proposed use of subject property, located within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. No off-street parking is proposed.
(Proposed for Continuance to August 24, 2000)
3. 1995.385E (KUGLER 558-5983)
444 DIVISADERO STREET, TOUCHLESS CAR WASH Appeal of a Preliminary Negative Declaration on Assessor's Block 1216 - Lots 5, 17, 18, 19, located on the northeast corner of Oak and Divisadero Streets in the Western Addition. The proposed project would demolish two existing buildings at 1060-1062 and 1052 Oak Street and construct a new two-story mixed-use building with two dwelling units on the second floor and an auto detailing services and a parking space on the ground floor. There would be one level of underground parking with 13 spaces accessed by a commercial automobile elevator. The underground parking would be covered by landscaping. An additional two story structure would be constructed to serve as an employee lounge and storage area. Two shed roofed open sided structures would be constructed to connect the existing car wash

structure and the two proposed structures. Minor modifications in the form of the addition of a covered waiting area and the enclosure of an existing laundry facilities would be done to the existing car wash building. The car wash vehicular circulation and queuing area would be expanded and reconfigured. The proposed site is split between two zones; lots 5, 17, 18 and the portion of lot 19 that fronts on Oak Street are zoned NC-2 while the interior remainder of lot 19 is zoned RH-3. A rezoning of the interior portion of lot 19 from RH-3 to NC-2 is proposed as a part of the project. The project also has two Height/Bulk Districts 65-A and 40-X. *Preliminary Recommendation: Uphold Preliminary Negative Declaration*

(Continued from Regular Meeting of June 15, 2000);

(Proposed for Continuance to September 14, 2000)

4. 2000.249D (MARTIN: 558-6616)
1050 IOWA STREET, west side between 23rd and 25th Streets, Lot 016 in Assessor's Block 4226 – Request for Discretionary Review of BPA No. 9907699, BPA No. 9907700, and BPA No. 9907701, proposing to construct three buildings containing a total of 26 live/work units: Building A with ten; Building B with six; and Building C with ten, each building to be four stories and one mezzanine, in an M-1 (Light Industrial) District (Industrial Protection Zone) and a 40-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
Preliminary Recommendation: Take Discretionary Review and disapprove this proposal
(Continued from Regular Meeting of May 11, 2000)
(Proposed for Continuance to September 14, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

D. DIRECTOR'S REPORT

6. Director's Announcements.

7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

8. 1999.746C (BRESSANUTTI: 575-6892)
360-10TH STREET, west side between Folsom Street and Harrison Street; Lot 9 in Assessor's Block 3520 - Request for Conditional Use Authorization to allow the demolition of two dwelling units per Planning Code Section 803.5(b) and 233(a) and to allow construction of six new live/work units in the Industrial Protection Zone across the street from the Mixed Use Housing Zone per Planning Commission Resolution No. 14861, in the South of Market Service/Light Industrial/Residential (SLR) Mixed Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 25, 2000)
Note: On May 25, 2000, following public testimony, the Commission closed the public hearing. A motion of intent to approve with the requirement that the project always have a live component to it and that it never be allowed to convert to commercial use, failed to carry by a vote of +3-1; Commissioner Antenore voted no. Commissioners Mills, Joe and Martin were Absent.
9. 2000.211C (KEYLON: 558-6613)
570- 42ND AVENUE, east side between Geary Boulevard and Anza Street, Lot 60 in Assessor's Block 1503- Request for Conditional Use Authorization under Planning Code Section 209.1(g) to construct a four unit building on a 6,000 square foot lot in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 22, 2000)
Note: On July 6, 2000, following public testimony, the Commission closed the public hearing. A motion to approve failed to carry by a vote of +3-3. Commissioners Theoharis, Joe, and Chinchilla voted no. A substitute motion to continue this matter and allow the Department of Building Inspection to review the current demolition report passed by a vote of +6-0.
10. 1999.234E (EDMONDSON: 558-5994)
673-683 BRANNAN STREET/168-178 BLUXOME STREET LIVE/WORK -- **Appeal of a Preliminary Negative Declaration:** Assessor's Block 3785/Lots 20 & 21 situated on the south side of Brannan Street between 5th and 6th Streets within the South of Market neighborhood. The proposed project would construct four new buildings containing a total of 177 live/work units and 177 parking spaces at 673-683 Brannan Street/168-178 Bluxome Street. The project would demolish an existing 10,000 square foot warehouse structure. Each new structure would be 55 feet tall, and would cover the full lot length and width, from Brannan Street to Bluxome Street. The project site is within an SLI (Service/Light Industrial) zoning district and within the Industrial Protection Zone adopted by the Planning Commission as an interim zoning control. *Preliminary Recommendation: Uphold Negative Declaration* (Continued from Regular Meeting of June 8, 2000)
Note: On June 8, 2000, following public testimony, the Commission closed the public hearing. A motion to uphold negative declaration failed to carry by a vote of +3-3 with Commissioners Antenore, Joe and Martin voted no. Commissioner Theoharis was absent.
11. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET, south side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757 -- Staff-initiated discretionary review on building permit application nos. 9907688S, 9907689S and 9907690S, proposing to demolish the existing building on site and construct three new live/work buildings containing a total of 64 units. The proposed project is in a Service/Light Industrial (SLI) District and the Industrial Protection Zone, and a 40-X Height and Bulk District. *Preliminary Recommendation: Do not take Discretionary Review and approve building permit*

application as submitted.

(Continued from Regular Meeting of June 1, 2000)

Note: On May 4, 2000, following public testimony, the Commission closed the public hearing. A motion to not take discretionary review and approve the proposal failed to carry by a vote of +3 -2. Commissioners Antenore and Joe voted no. Commissioners Mills and Martin were absent.

F. REGULAR CALENDAR

12. 1999.554E (AHMADI: 558-5966)
601 KING STREET OFFICE BUILDING- Public Hearing on the Draft Environmental Impact Report. The project site occupies Assessor's Block 3800, Lots 1 and 2, between King, Seventh, Deharo and Berry Streets, and is in an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. The proposed project would involve the demolition of two warehouse buildings at 830 Seventh Street and 601 King Street and the construction of a 4-story plus mechanical penthouse and basement parking level office structure, approximately 50 feet tall. The proposed new building would contain approximately 238,000 gross square feet of office space. The structure would provide about 321 off-street independently accessible parking spaces in the basement level and ground-floor garage. The project would include two off-street loading spaces. *Preliminary Recommendation: No Action Required.*
(Continued from Regular Meeting of July 6, 2000)
The public comment period has been extended to the C.O.B. on July 13, 2000
13. 1998.898E DEUTSCH (558-5965)
HETCH HETCHY WATER TREATMENT CHLORAMINE CONVERSION PROJECT: Public Hearing on Draft Environmental Impact Report. The project is the proposed conversion of the disinfectant for the San Francisco Public Utilities Commission (SFPUC) drinking water supply from chlorine to chloramine, to improve reliability of the system to meet water quality requirements of the federal Stage 1 Disinfectant/Disinfection By-Products Rule, promulgated by the U.S. Environmental Protection Agency in 1998. The project would involve construction of chlorine and ammonia feed systems; dechlorination and dechloramination facilities; chemical storage systems; and ancillary roadways and pipelines, mostly at existing SFPUC facilities in four locations: Tesla Portal off of Vernalis Road near Tracy in San Joaquin County; San Antonio Pump Station on Calaveras Road in Sunol Valley, Alameda County; Pulgas Water Temple vicinity on Cañada Road, San Mateo County; and Harry W. Tracy Water Treatment Plant off of Crystal Springs Road in San Mateo County. *Preliminary Recommendation: No Action Required*
The public comment period closes at 5:00 p.m. July 19, 2000.
14. 1998.770E (MALTZER: 558-6391)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room, and construct a new four-story building containing eight senior housing units, a preschool and community meeting room. *Preliminary Recommendation: Uphold Negative Declaration*
(Continued from Regular Meeting of April 6, 2000).
- 15a. 1999.040CV (WILSON: 558-6602)
1738 9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility, community facility and eight units of senior housing under Planning Code Sections 209.1(m), 209.3(l) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. *Preliminary Recommendation: Approval with conditions*

(Continued from Regular Meeting of April 6, 2000).

- 15b. 1999.040CV (WILSON: 558-6602)
1738 9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for rear yard, off-street parking, and ground story street frontage variances under Planning Code Sections 136, 151 and 144, for construction of a new childcare facility, community facility and eight units of senior housing, within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
16. 2000.426T (LORD: 558-6311)
LIQUOR STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Liquor Store" and to make such stores either a permitted use, a conditional use, or not permitted and by adding Section 790.55 to define "Liquor Store". *Preliminary Recommendation: Approval*
17. 2000.407ETZ (LORD: 558-6311)
INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by modifying the current NC-2 zoning controls in the vicinity of Irving Street between 5th Avenue and 19th Avenue to a new Inner Sunset Neighborhood Commercial District. The proposed changes to the existing NC-2 zoning include;
- ▶ map amendments to reclassify the following Assessor's Blocks and Lots from RH-2 zoning and include them as parts of the new Inner Sunset Neighborhood Commercial district. Street Address (Assessor's Block/Lot) - 723-727 Lincoln Way (1742/039), 719-723 Lincoln Way (1742/040), 1315 7th Avenue (1762/004), 1319-1321 7th Avenue (1762/005), City Property (parking lot just South of Irving between 8th & 9th Avenue) with no address (1763/044), and
 - ▶ use controls intended to ameliorate conditions associated with the proliferation of commercial establishments in and about the Inner Sunset Neighborhood Commercial District.
- Preliminary Recommendation: Approval*
18. 1999.790C (CHIN: 575-6897)
1628 BALBOA STREET, north side between 17th and 18th Avenue; Lot 023 in Assessor's Block 1560: -- Request for Conditional Use authorization pursuant to Section 710.39 of the Planning Code to demolish the existing single family dwelling over commercial and construct a new three family dwelling in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. *Preliminary Recommendation: Approval with conditions*
(Continued from Regular Meeting of July 6, 2000)
19. 2000.582C (NIKITAS: 558-6306)
1844 BRODERICK STREET (aka 2889 California Street), southeast corner of California and Broderick Streets; Lot 021, in Assessor's Block 1028: -- Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of three antennas and a base transceiver station on the existing Seventh Day Adventist Church as part of Sprint's wireless telecommunications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. *Preliminary Recommendation: Approval with conditions*
20. 2000.459B (WILSON: 558-6602)
2801 LEAVENWORTH STREET (The Cannery), west side between Jefferson and Beach Streets; Lot 001 in Assessor's Block 0010 -Request under Planning Code Sections 320-325 (Office Development Limitation Program) for the conversion of 40,000 gross square feet of retail and restaurant space to office use, in the C-2 (Community Business) District and the 40-X Height and Bulk District. The project requires interior modifications only, and does not involve any changes to the

building exterior. *Preliminary Recommendation: Approval with conditions*

- 21a. 2000.063CV (BRESSANUTTI: 575-6892)
1638 KIRKWOOD AVENUE, north side between Phelps Street and Newhall Street; Lot 52 in Assessor's block 5279: Request for Conditional Use Authorization to allow a residential care facility for seven or more persons per Planning Code Section 209.3(c). The applicant, Jelani House, Inc., already operates a transitional living program for up to 27 women at this location, with substance abuse treatment services provided off-site elsewhere in the neighborhood. The proposal would add substance abuse treatment services by State-licensed personnel on-site at this location, and would set the maximum allowed number of residents at 24 (women and children). The live-in program would offer treatment and support for drug/alcohol dependent women and their children in a residential environment. Residents would live in the program for a period of 12 to 18 months. No building alterations are proposed. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 22, 2000)

- 21b. 2000.063CV (BRESSANUTTI: 575-6892)
1638 KIRKWOOD AVENUE, north side between Phelps Street and Newhall Street; Lot 52 in Assessor's block 5279: The Zoning Administrator will conduct a joint hearing on a request for a Variance from the off-street parking spaces required for a proposed residential care facility with up to 39 residents. Planning Code Section 151 requires one off-street parking space for each 10 residents, where the number of residents exceeds nine. In this case, four off-street parking spaces would be required. There is no existing off-street parking at the property and none is proposed. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 22, 2000)

G. **SPECIAL DISCRETIONARY REVIEW HEARING**

At Approximately **4:00 P.M.** the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

22. 2000.250D (MARTIN: 558-6616)
1228 - 25th STREET, north side between Iowa and Indiana Streets, Lot 013A in Assessor's Block 4227 -- Request for Discretionary Review of BPA No. 9907691 and BPA No. 9907692, proposing to construct two buildings containing two live-work units each: Building A to be four stories and Building B to be three stories, in an M-2 (Heavy Industrial) District (Industrial Protection Zone) and a 50-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
Preliminary Recommendation: Take Discretionary Review and disapprove this proposal
(Continued from Regular Meeting of May 11, 2000)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 20, 2000

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

JUL 17 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

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COMMUNICATIONS

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- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.209C (MILLER: 558-6344)
1470 PINE STREET, north side between Polk and Larkin Streets, Lot 7A in Assessor's Block 645 --Request for authorization of a **CONDITIONAL USE** for a **FIBER-OPTIC TELEVISION** and **TELECOMMUNICATIONS CABLE EQUIPMENT INSTALLATION** in an existing one-story building, in the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to July 27, 2000)
2. 2000.269D (ZWIERZYCKI: 558-6263)
585 LAIDLEY STREET, south side between Castro and Roanoke Streets, Lot 025 in Assessor's Block 6727 - Request for Discretionary Review of building permit application No. 9923677 of proposal to construct a third-story addition on top of an existing two-story single-family residence in an RH-1 (House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of June 8, 2000)
Note: On May 18, 2000, following testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve the project with design changes -- show new peaked roof design, add dormers to the rear, and setback building on the side of the DR requestor.
(Proposed for Continuance to August 3, 2000)
3. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
(Continued from Regular Meeting of June 8, 2000)
Note: On June 8, 2000, following public testimony, the Commission closed public hearing and continued the matter to give Staff time to review permit history.
(Proposed for Continuance to August 10, 2000)
4. 2000.052E (JAROSLAWSKY: 558-5970)
ARCO WAY - **Appeal of a Preliminary Negative Declaration**. The vacant project site is located on lots 024 through 028, lot 032, lots 037 through 039 and lot 051 located on block 3154 within the Outer Mission District of the City of San Francisco. The proposed project includes the rezoning of the ten legal lots from Public (P) to Residential House-One Family (RH-1) with a 40-X Height and Bulk Designation and the construction of one, single-famil y

structure on each legal lot. Each structure would be approximately 2,000 square feet, contain a two-car garage and be a maximum of 30 feet in height. Nine lots would contain 25 feet of frontage along Arco Way and one lot would be a flag lot. The lots are along the northern side of Arco Way and range from 1,973 square feet to 9,900 square feet and abut the Bay Area Rapid Transit tracks to the north.

Preliminary Recommendation: Uphold pending
(Proposed for continuance to August 10, 2000).

5. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: No recommendation at this time.
(Continued from Regular Meeting of June 1, 2000).
Note: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns.
The vote was +7 -0.
(Proposed for Continuance to October 14, 2000)

6. 2000.078G (KOMETANI: 558-6478)
580 HOWARD STREET, north side between First and Second Streets. Lot 91 in Assessor's Block 3721 -- Request for approval under Planning Code Sections 1106 and 1107 to change the boundaries of the New Montgomery-Second Street Conservation District to include the subject property and to upgrade its Article 11 designation from "Category V, Unrated" to "Category IV, Contributory."
(Continued from Regular Meeting of June 1, 2000)
WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of 7/6/00.
8. Commission Matters

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
11. Staff report on whether or not the Commission has authority, under the Discretionary Review (DR) process to impose exactions such as affordable housing and transit impact fees.
(Continued from Regular Meeting of June 22, 2000)
Note: On June 22, 2000 following testimony, the Commission instructed that this matter be continued to 7/20/00 for further discussion which would allow the additional contribution of absent Commissioners and could ultimately lead to an action by the Commission. Commissioners Theoharis and Martin were absent. Staff was instructed to draft a resolution for the Commission's review and consideration which sets forth the Commissioners reasons for considering a policy to exercise their authority under the DR process and what the actual policy will be. Staff from Major Environmental Analysis Unit should be invited.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. 1999.790C (CHIN: 575-6897)
1628 BALBOA STREET, north side between 17th and 18th Avenue; Lot 023 in Assessor's Block 1560: -- Request for Conditional Use authorization pursuant to Section 710.39 of the Planning Code to demolish the existing single family dwelling over commercial and construct a new three family dwelling in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 13, 2000)
Note: On July 13, 2000, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +4 -2. Commissioners Joe and Chinchilla voted no. Commissioner Martin was absent. Final Language 7/20/00.
13. 1999.040CV (WILSON: 558-6602)
1738 9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility, community facility and eight units of senior housing under Planning Code Sections 209.1(m), 209.3(f) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. *Preliminary Recommendation: Approval with conditions*
(Continued from Regular Meeting of July 13, 2000).
Note: On July 13, 2000, following public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions that address the affordability component and the use of the meeting room by a vote of +4 -2. Commissioners Chinchilla and Richardson voted no. Commissioner Martin was absent.

F. REGULAR CALENDAR

14. 97.433E (COOPER: 558-5974)
22-30 ALTA STREET, **Certification of a Final Environmental Impact Report.** The proposed project would be the construction of a new residential building at 22-30 Alta Street, north side, between Sansome and Montgomery Streets (Assessor's Block 106, Lot 34A). The project site is located on a steeply sloped parcel adjacent to the Filbert Steps and Grace Marchant Garden. **Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 22, 1998. The Planning Commission does not conduct public review of Final EIRs. Public Comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**
Preliminary Recommendation: Certify Environmental Impact Report
15. 1999.401E (HELMUTH: 558-5971)
450 RHODE ISLAND STREET DEVELOPMENT PROJECT - Public Hearing on Draft Environmental Impact Report. Assessor's Block 3978, Lot 001, bounded by 17th, Rhode Island, Kansas and Mariposa Streets, and is in an M-1 (Light Industrial) zoning district, Industrial Protection Zone (IPZ), and in a 40-X Height and Bulk District. The proposed project would involve the demolition of the existing one-story steel frame automobile repair building and the construction of a four-story building ranging in height from 16 to 49 feet and containing approximately 314,000 square feet of multimedia space and 567 off-street parking spaces and 26 bicycle spaces. The project would also include three off-street freight loading spaces.
Preliminary Recommendation: No action required
16. (BARHAM: 558-6252)
TRANSIT IMPACT DEVELOPMENT FEE PROGRAM STUDY CONTRACT. Approval of a resolution authorizing the Director of Planning to enter into a contract with NelsonNygaard Consulting Associates to expend funds not to exceed \$100,000 to complete a nexus study to determine if the current Transit Impact Development Fee should be expanded to cover land uses in addition to office and geographic areas in addition to downtown.
Preliminary Recommendation: Approval
17. 2000.704R (RICH: 558-6345)
GENERAL PLAN REFERRAL FOR MUNI OCEAN AVENUE STREETSCAPE PROJECT. Request for finding of Muni Ocean Avenue Streetscape Improvement Project, from Junipero Serra Boulevard to I-280, including replacement of trackway, under grounding of utilities and implementation of new sidewalk bulbs, decorative streetlights and street trees in conformity with the General Plan.
Preliminary Recommendation: Finding of conformity
18. 2000.295C (LeBLANC: 558-6351)
222 COLUMBUS AVENUE, a triangular lot at the intersection of Kearny Street and Pacific Avenue; Lot 003 in Assessor's Block 0162 -- Request for Conditional Use authorization to install a wireless telecommunications facility consisting of eight panel antennas on the roof and four on the facade of an existing 4-story, approximately 60-foot high commercial building plus base station equipment in the basement of the building in the Broadway Neighborhood Commercial District, the Washington-Broadway Special Use District #1 and a 65-A-1 Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

19. 2000.576C (NIKITAS: 558-6306)
389 NINTH AVENUE (A.K.A. 378 TENTH AVENUE), northwest corner of Geary Boulevard and Ninth Avenue; Lot 035, in Assessor's Block 1441: -- Request for Conditional Use authorization pursuant to Section 712.83 of the *Planning Code* to install a total of sixteen antennas and a base transceiver station on the existing Pacific Bell Switch Building as part of Metricom's wireless data transmissions network in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District. The proposal is to face-mount all sixteen antennas on three walls each of two existing penthouses. The base transceiver station would be located on an existing roof pad on the second level of the building, opposite the on-site parking lot.
Preliminary Recommendation: Approval with conditions

G. SPECIAL DISCRETIONARY REVIEW HEARING

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20. 1999.738D (CHIN: 575-6897)
2131 DIVISADERO STREET, west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 -- Request for Discretionary Review of BPA No. 9914768, proposing to raise a portion of the roof to match existing roof at the rear of a three-story, two dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application with conditions.
(Continued from Regular Meeting of April 27, 2000)

Adjournment: _____

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Government Documents Section
Civic Center
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 27, 2000
1:30 PM

DOCUMENTS DEPT.

Regular Meeting

JUL 24 2000

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PUBLIC LIBRARY

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Vice President: Beverly Mills

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.821E (WYCKO: 558-5972)
166-178 TOWNSEND STREET, Lot 12 of Assessor's Block 3788 on the north side of Townsend Street between Second and Third Streets at northeast corner of Townsend Street and Clarence Place - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of existing contributory building in the South End Historic District. The proposed project would convert a former auto repair garage to 24,999 square feet of office space and 25,000 square feet of business service/multimedia space, with 18 independently accessible or up to 35 valet parking spaces. An exception to San Francisco Planning Code parking requirements would be sought under sections 161(M and 307(g). The rear interior of the existing structure would be new construction and would include replacement of the existing peaked roof, which has an average height of 42 feet, with a flat roof at a height of 50 feet. The interior of the front portion of the existing structure would be reconfigured but its exterior dimensions and roof height would be unchanged. The proposed site is located in a Service/Light Industrial (SLI) District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 7, 2000)
2. 2000.286E (JAROSLAWSKY: 558-5970)
925 BRYANT STREET, Appeal of a Preliminary Negative Declaration. The project site is located on Block 3780, Lot 077, within the western portion of the block, contains approximately 20,000 square feet and is within an IPZ (Industrial Protection Zone), a SLI (Service/Light Industrial) District and a 40-X Height and Bulk District. The site contains 75 feet of frontage along Bryant Street to the west and 265 feet of frontage along Langton Street to the north. The proposal includes the conversion of approximately 13,000 square feet of an existing office/retail/warehouse structure into retail/business service use and the addition of approximately 26,000 square feet of new floor area. The footprint of the structure would remain the same. The addition of two floors would result in a total of three stories. The resulting building would be approximately 40 feet in height, contain approximately 39,000 square feet and would contain 37 on-site parking spaces accessed from Langton Street.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to August 10, 2000)
3. 2000.209C (MILLER: 558-6344)
1470 PINE STREET, north side between Polk and Larkin Streets, Lot 7A in Assessor's Block 645 --Request for authorization of a CONDITIONAL USE for a FIBER-OPTIC TELEVISION and TELECOMMUNICATIONS CABLE EQUIPMENT INSTALLATION in an existing one-story building, in the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of July 20, 2000)
(Proposed for Continuance to August 10, 2000)

4. 1999.668BX (MILLER: 558-6344)
38-44 TEHAMA STREET (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request for Determination of Compliance pursuant to Section 309 with respect to a proposal (1) to renovate the existing building interior, including remodeling the foyer, adding three elevators and adding two new stairwells; (2) construct a third and fourth level atop the building to a new height of 64 feet along Tehama Street; and (3) convert up to 49,950 square feet on the first, mezzanine, second, third and fourth floors of the building to office use. The entrance to the office space would be on Howard street. Approximately 24,000 square feet of existing non-office space in the basement and in the rear of the first floor and first floor mezzanine would be retained. The entrance to the non-office space would be on Tehama Street. There is no parking on this site and none is proposed. The project is within a C-3-O (SD) (Downtown Office-Special Development) District and 200-X / 350-S Height and Bulk Districts. (Continued from Regular Meeting of July 6, 2000)
(Proposed for Continuance to August 10, 2000)
5. 1999.668B X (MILLER: 558-6344)
38-44 TEHAMA STREET, (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request under Planning Code Sections 320-322 (Office Development Limitation Program) to allow the creation of up to 49,950 square feet of office space in an existing industrially-occupied building of approximately 49,000 square feet proposed for expansion to approximately 73,000 square feet. Approximately 24,000 square feet of existing non-office space would be retained. The project is within a C-3-O (SD) (Downtown Office-Special Development) District and 200-X / 350-S Height and Bulk Districts.
(Continued from Regular Meeting of July 6, 2000)
(Proposed for Continuance to August 10, 2000)
6. 2000.496D (MEHRA: 558-6257)
419-35TH AVENUE, Lot 004 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application number 20000127454, proposing to construct a 19 foot deep, two-story addition at the rear of the existing single-family dwelling house and to expand the existing garage at the front of the property to accommodate two vehicles. A roof deck is proposed above the expanded garage in a RH-2 (Residential, House, Two-Family) and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to August 24, 2000)

C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

D. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of July 6, 2000.
8. Commission Matters

E. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
11. (GITELMAN: 558-5977)
Status Report on Proposed Legislation to Update Chapter 31 of the San Francisco Administrative Code.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. 2000.238DDD (MEHRA: 558-6257)
117 PARKER AVENUE, west side between Euclid Avenue and Geary Boulevard, Lot 003 in Assessor's Block 1064 -- Request for Discretionary Review of BPA Nos. 9912789 & 9912791, proposing to demolish the existing single-family dwelling and the construction of a new two-story over garage two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit applications as revised.
Note: On June 8, 2000, following public testimony the Commission closed the public hearing.* Matter was continued to July 27, 2000 to get input from DBI to determine if the current structure is sound. Staff will work with Mr. Pantaleoni, project architect, to improve facade and make it more compatible with the neighborhood.
*** (Public testimony will be open only to discuss any new design features submitted from the project architect).**
13. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
Prior Action: Public comment was closed at the February 17, 2000 hearing. The Commission continued the item to allow further discussion between the project sponsor and neighbors.
(Continued from Regular Meeting of June 15, 2000).
Note: On June 15, 2000, the Commission passed the following motions:

1st Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further on the 4th floor; 2) project sponsor to continue to work with staff on architectural detailing of the facade with specific reference to the skylight on the 3rd floor. Vote of +2 -2. Commissioners Antenore and Joe voted no. Commissioners Theoharis, Martin and Mills were absent.

2nd Motion: Take Discretionary Review with the following changes: 1) remove 4th floor 2) modify the front facade to fit into the character of the neighborhood. Vote +2 -2. Commissioners Chinchilla and Richardson voted no. Commissioners Theoharis, Martin and Mills were absent.

3rd Motion: Continue to July 27, 2000 until there is a full commission - Public Hearing will be closed. Vote +4 -0. Commissioners Theoharis, Martin and Mills were absent.

G. REGULAR CALENDAR

14. (GHOSH: 558-6275)
DISCUSSION OF HOUSING ISSUES INCLUDING OAHPP, an informational presentation on the Residence Element of the General Plan's approach to assessing housing need, the relationship between job growth and housing need, and the status of the current Office Affordable Housing Production Program (OAHPP) and how it is addressing this housing need.
15. 2000.292C (MARTIN: 558-6616)
772 SOUTH VAN NESS AVENUE, west side between 18th and 19th Streets, Lot 008 in Assessor's Block 3590 - Request for a Conditional Use Authorization to allow the construction of dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area (Section 209.1(h) of the Planning Code) in an RH-3 (Residential, House Districts, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions
16. 2000.387CR (MARTIN: 558-6616)
3 COM PARK, at Candlestick Point, at the intersection of Jamestown Avenue and Hamey Way, Lot 001, Assessor's Block 5000 -- Request for Conditional Use Authorization under Sections 234.2 and 209.6(b) of the Planning Code to install a total of four panel antennae in two stealth speakers with the base transceiver station to be located in storage space under the bleachers, as part of a wireless communication network in a P (Public) Zoning District and OS (Open Space) Height and Bulk Districts. *Preliminary Recommendation: Approve with conditions, including adopting a finding of conformity with the General Plan for the proposed project as required by Section 4.105 of the San Francisco Charter.*
17. 2000.651C (YOUNG: 558-6346)
1333-1335 PACIFIC AVENUE, south side between Leavenworth and Hyde Streets; Lot 036 in Assessor's Block 0184: -- Request for Conditional Use Authorization pursuant to Section 711.83 of the Planning Code to install a total of three antennas and a base receiver station on an existing six-story residential over commercial building as part of Sprint's wireless telecommunications network in an NC-2 (Small Scale Neighborhood Commercial) District, Garment Shop Special Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
18. 2000.400C (WILSON: 558-6602)
950 MASON STREET, (Fairmont Hotel), entire block bounded by Mason, Sacramento, Powell and California Streets; Lot 001 in Assessor's Block 0244 -Request for a Conditional

Use authorization to allow the installation of a wireless telecommunications facility, pursuant to Planning Code Sections 209.6(b) and 253, in an RM-4 (Residential, High Density) District and a 320-E Height and Bulk District.

Preliminary Recommendation: Approval with conditions

H. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **3:30 P.M.** the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

19. 2000.637D (FALLAY: 558-6367)
350 COLLINGWOOD STREET, Lot No. 006B in Assessor's Block No. 2751 -- Request for Discretionary Review of BPA No. 2000/02/10/1497, to construct a three-story rear addition and to convert a two- unit building to a single-family dwelling in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with the condition that the third floor be eliminated and the side building wall of the proposed second floor be pulled back by five feet from the south side property line.

Adjournment: _____

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Government Documents Section
Civic Center
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 3, 2000
1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 31 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis,
Vice President: Beverly Mills,
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT,
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Larry Martin, Linda Richardson

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.257E (WYCKO)
200 TOWNSEND STREET. Appeal of Preliminary Negative Declaration Proposed demolition of existing one-and-two story buildings with about 8,000 gross square feet occupied by clothing outlets, a liquor store, and a vacant bar/restaurant plus a surface parking lot. New construction of a 97,400 gross square feet, 65 feet high structure with 51 live/work units, 1,400 gross square of retail space, about 10,900 gross square feet of office/business services, and 63 off-street parking spaces. The project site is situated at the northwest corner of Third and Townsend Streets in Assessor's Block 3787 and includes Lots 9, 10, 11, and 46. The proposed uses are permitted uses in the applicable Service/Light Industrial (SLI) and proposed South End Service (SES) Districts. Live/work is a permitted use under the interim Mixed Use Housing Zone (MUHZ) also in effect. The proposed five-story, 65 feet high structure would also conform to the 65-X height and bulk zoning for the project site. A lot merger is being sought. Parking, loading, and all other Planning Code requirements would be satisfied.
(Proposed for Continuance to August 17, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption - draft minutes of July 13, 2000.
3. Commission Matters

D. DIRECTOR'S REPORT

4. Director's Announcements.
5. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
6. Discuss procedures for addressing modifications to plans after they have been approved by the Planning Commission.
7. 955 Green Street - Status report.
8. (ALUMBAUGH: 558-6601)
Update on the Better Neighborhoods 2002 project, per the Commission's request for quarterly updates.

E. **CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED**

9. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
Prior Action: Public comment was closed at the February 17, 2000 hearing. The Commission continued the item to allow further discussion between the project sponsor and neighbors.
(Continued from Regular Meeting of July 27, 2000).

Note: On June 15, 2000, the Commission passed the following motions:

1st Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further on the 4th floor; 2) project sponsor to continue to work with staff on architectural detailing of the facade with specific reference to the skylight on the 3rd floor. Vote of +2 -2. Commissioners Antenore and Joe voted no. Commissioners Theoharis, Martin and Mills were absent.

2nd Motion: Take Discretionary Review with the following changes: 1) remove 4th floor 2) modify the front facade to fit into the character of the neighborhood. Vote +2 -2. Commissioners Chinchilla and Richardson voted no. Commissioners Theoharis, Martin and Mills were absent.

Note: On July 27, 2000, the representative of the project sponsor submitted revised plans. The Commission continued the matter for one week so they, staff, and the Discretionary Review Requestor would have an opportunity to review the new submission.

F. **REGULAR CALENDAR**

10. 2000.742Z (LORD: 558-6311)
1306-1314 10TH AVENUE, Initiation of proposed reclassification of three Neighborhood Commercial District parcels (Assessors' Block 1764 Lots 039, 040, and 041) to RH-2 (House, Two Family) zoning.
Recommendation: Initiate reclassification and set public hearing date.
11. 96.223E (DEUTSCH: 558-5965)
ALAMEDA WATERSHED MANAGEMENT PLAN. Certification of Final Environmental Impact Report (EIR) for the Alameda County Watershed Management Plan. The Watershed Management Plan would provide comprehensive policies and actions for managing the land and resources of the 40,000 acre Alameda Watershed, located in Alameda and Santa Clara Counties, owned and administered by the San Francisco

Public Utilities Commission Water Supply and Treatment Division. The Watershed stores and provides water for homes and businesses in San Francisco and portions of San Mateo, Alameda and Santa Clara Counties. The EIR analyzes at a programmatic level the potential environmental impacts of various activities and development projects that could occur under the policies of the proposed Management Plan.

Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 31, 2000. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify Final Environmental Impact Report

12. 2000.271E (BLOMGREN: 558-5979)

415 BRYANT STREET, Appeal of a Preliminary Negative Declaration, Lot 97 of Assessor's Block 3995. The project would entail the construction of a four-story, 45-foot high building which would have eight live-work units at 415 Bryant Street, south side of Bryant Street between Second and Third Streets (Assessor's Block 3775, Lot 97). The project is within the Mixed Use Housing Zone (MUHZ), a South End Office (SEO) Interim Control District, Service/Secondary Office (SSO) Zoning District, and a 40-x Height/Bulk District. The proposed building would cover the entire 4000 square foot lot which extends from Taber Place on the south to Bryant Street on the north. A one-story, 24-foot high office building at the south end of the parcel would be demolished. The floor area of the proposed building would be 17,800 gross square feet, excluding parking. All of the units of the building would be accessed from stairways and hallways which would have entrances on Bryant Street and Taber Place. The proposed building would provide eight parking spaces in a ground-level garage with an ingress/egress from Taber Place. Preliminary Recommendation: Uphold the Negative Declaration
(Continued from Regular Meeting of July 6, 2000)

13. 1999.728C (MIRAMONTES: 558-6348)

2, 4 AND 5 CHARLTON COURT, an alley off the south side of Union Street between Buchanan and Laguna Streets, Lots 26, 27 and 31 in Assessor's Block 542 -- Request for Conditional Use Authorization under Planning Code Sections 209.2(d) and 725.55 to continue operation of an existing inn, The Bed and Breakfast Inn, on two lots located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District and on one lot located within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

14. 2000.304C (FALLAY: 558-6367)

4050 19TH AVENUE, eastside, between Byxbee and Monticello Streets, Lot 010 in Assessor's Block 7083 -- Request for a Conditional Use Authorization to add approximately 4,380 square feet of floor area to an existing nonconforming self-storage facility as required by Planning Code Section 186(b)(expansion of a non-complying use) in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

15. 2000.565C (DIBARTOLO: 558-6291)

430 COLUMBUS, east side between Vallejo and Green Streets; Lot 016 in Assessor's Block 131: --Request for Conditional Use Authorization under Section 722.27 of the Planning Code to Extend the Hours of Use from 2:00 am to 6:00 am, to allow for a 24-hour operation, for the existing Full-Service Restaurant (Calzone's) in the North Beach

Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

16. 1999.209EC (WANG: 558-6335)
1748 HAIGHT STREET, a rectangular corner parcel, north side of Haight Street at Cole Street: Lots 8, 32, 33, 34, and 35 in Assessor's Block 1229 -- Request for Conditional Use authorization as a Planned Unit Development under Planning Code Sections 303 and 304, requesting authorizations, modifications and exceptions related to Code Sections 719.11, 121.1, 719.12, 134, 719.21, 790.130, 121.2, 790.91, 790.92, 152, 136, 260, and 261. The project requires Conditional Use authorization for lot size exceeding 5,000 square feet, for up to five commercial uses over 2,500 square feet in area, allow replacement of an existing self-service restaurant up to 3,000 square feet in area or a future full-service restaurant up to 6,000 square feet in area. Authorization as a Planned Unit Development is requested to permit 100% lot coverage below grade and at the first commercial level, to allow the construction of two town house units in the rear yard, to permit commercial and underground parking use in the rear yard, to allow the substitution of two van loading spaces for the larger code required single loading dock, to allow minor deviations from the provisions for measurement of building height, loading space, awnings, marquees and bay windows. The property is in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
17. 1999.817C (LeBLANC: 558-6351)
990 COLUMBUS southeast corner at Chestnut Street; Lot 048 in Assessor's Block 0065 -- Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 3 panel antennas on the roof of an existing 3-story commercial building and base station equipment in the basement of the building in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 6, 2000)
18. 2000.323C (LeBLANC: 558-6351)
545 POWELL STREET, southwest corner at Bush Street; Lot 001 in Assessor's Block 0284 -- Request for Conditional Use authorization to (1) install a wireless telecommunications facility consisting of 4 panel antennas on the existing rooftop penthouse of a building and base station equipment inside a new penthouse on the roof of the building and (2) construct a structure exceeding 40 feet in height (the new penthouse) in an RC-4 (Residential-Commercial Combined) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 22, 2000)

G. SPECIAL DISCRETIONARY REVIEW HEARING

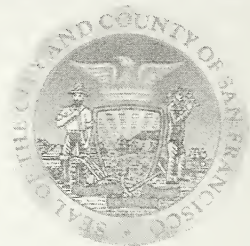
At Approximately 4:00 P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00

PM, could be continued to a later time or date as determined by the Commission.

- 19a. 1999.833D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower", (also known as 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Request for Discretionary Review of Building Permit Application No. **9916932** --Retroactive permitting of 176 antennas (variety of hardware and distance off the ground) and two underground fuel tanks, at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District.
Preliminary Recommendation: Approval with Conditions
- 19b. 2000.603D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower", (also known as 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Request for Discretionary Review of Building Permit Application No. **9927275** --Two microwave interconnect antennas (two-way communication, to and from downtown TV studios to Tower) --one, two feet in diameter, on roof of transformer building approximately 35 feet above the ground, and the other, four feet in diameter, on Second Level of Tower at +/-185 feet high --one new six-foot dish antenna and one replacement six-foot dish antenna (replacing a four-foot dish) to be used as news-related microwave antennas (from studios to and from mobile news vans for dispatch and news transmission purposes), both on Fourth Level of Tower at +/-550 feet high --one two-way radio whip antenna (two inches in diameter and six feet long), Second Level of Tower at +/-185 feet high, at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District.
Preliminary Recommendation: Approval with Conditions
- 19c. 2000.604D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower", (also known as 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Request for Discretionary Review of Building Permit Application No. **2000-02-11-1670** --Related to work in progress under Building Permit Application No. 9913916 (which was the subject of a "Discretionary Review" on August 12, 1999) --concrete pad to even out floor in transmitter building. The subject Permit Application was required by the Building Inspector reviewing the work under Application No. 9913916 to cover additional work that developed out of the work permitted therein, at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District.
Preliminary Recommendation: Approval without Conditions
- 19d. 2000.605D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower", (also known as 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Request for Discretionary Review of Building Permit Application No. **2000-04-07-6699** --Twenty-four wireless data-service internet-access panel antennas (panels +/-the size of medicine cabinets --to be attached to horizontal beam on Third Level of Tower, +/-380 feet high --for "Ricochet" metrocom --to be used for wireless remote access to the internet by users of laptops and hand-held data organizers, etc.), at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District.
Preliminary Recommendation: Approval with Conditions
- 19e. 2000.606D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower", (also known as 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Request for Discretionary Review of Building Permit Application No. **2000-06-07-1964** --One news-gathering antenna (six-foot microwave dish,

receiving only --Fifth Level of Tower, +/-650 feet high --also to transmit data from trafficams on Golden Gate and Bay Bridges), at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District.
Preliminary Recommendation: Approval with Conditions

Adjournment: _____



ADDENDUM SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 3, 2000

1:30 PM

Regular Meeting

AUG - 1 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis,
Vice President: Beverly Mills,

Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

Linda D. Avery, Commission Secretary

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

2000.269D

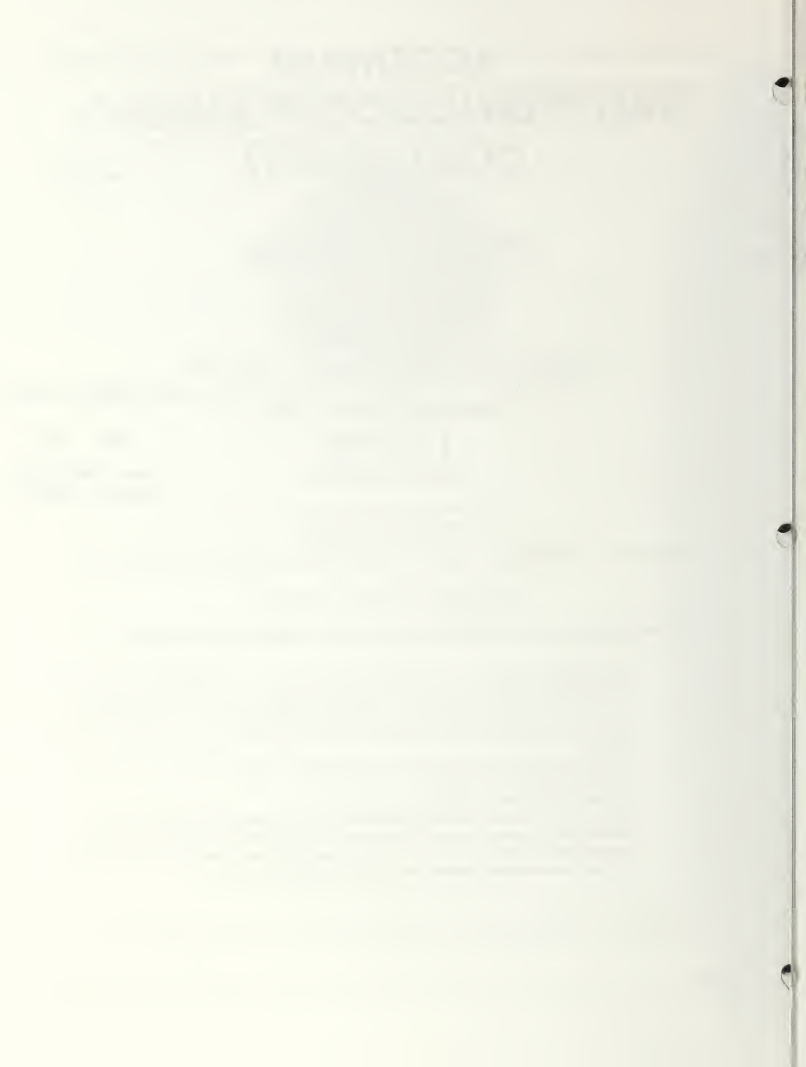
(ZWIERZYCKI: 558-6263)

585 LAIDLEY STREET, south side between Castro and Roanoke Streets, Lot 025 in Assessor's Block 6727 - Request for Discretionary Review of building permit application No. 9923677 of proposal to construct a third-story addition on top of an existing two-story single-family residence in an RH-1 (House, One-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

(Continued from Regular Meeting of July 20, 2000)

Note: On May 18, 2000, following testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve the project with design changes -- show new peaked roof design, add dormers to the rear, and setback building on the side of the DR requester.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

AUG - 7 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 10, 2000
1:30 PM

Regular Meeting

President: Anita Theoharis

Vice President: Beverly Mills

Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Linda Richardson, Jim Salinas

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT,
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton B. Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Linda Richardson, Jim Salinas

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.634D (MIRAMONTES: 558-6348)
768 EL CAMINO DEL MAR, north side between Lake Street and 30th Avenue, Lots 5 and 6 in Assessor's Block 1307 -- Request for Discretionary Review of BPA No. 200003204801S, proposing to construct a below-grade exercise room at the rear of the property in a RH-1(D) (Residential, House, One-Family [Detached Dwellings]) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
Discretionary Review Withdrawn
2. 1998.090E (KUGLER:558-5983)
YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT CEQA FINDINGS. Consideration of adoption of Findings and a Mitigation Monitoring Program, pursuant to the California Environmental Quality Act ("CEQA"), the State Guidelines, and Chapter 31 of the City's Administrative Code in connection with adoption of the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 and various other actions necessary to implement the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project on Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38 and 43 of Assessor's Block 3705.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 17, 2000)
3. (ARCE: 558-6332)
PROPOSED AMENDMENT TO THE ABSOLUTE CUMULATIVE SHADOW LIMIT FOR BOEDDEKER PARK. Proposed action to amend the absolute cumulative limit for new shadows on Boeddeker Park, established by Resolution No. 11595 on February 7, 1989, from zero to 0.007%.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 17, 2000)
4. (ARCE: 558-6332)
FINDINGS OF INSIGNIFICANCE FOR NEW SHADOW ON BOEDDEKER PARK. Consideration of Findings of no significant impact on Boeddeker Park from new shadow within the revised cumulative limit of 0.007% that would be cast on the park by the proposed Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 17, 2000)
5. 1998.090R (ARCE: 558-6332)
GENERAL PLAN AND ZONING MAP AMENDMENTS. Consideration of a proposal to adopt amendments to various maps of the General Plan to facilitate the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project. The maps of

the General Plan that would be considered for amendment are: (1) the Map entitled "Streets are Important to the Perception of the City" found on page I.5.16 of the Urban Design Element of the General Plan, to be amended to remove a portion of Jessie Street which would be reconfigured by the Project; (2) Map 1 on page II.1.9 of the Downtown Area Plan, "Downtown Land Use and Density Plan," which would be amended to include the Project site in the Yerba Buena Center Redevelopment Project Area; (3) Map 3 on page II.1.21 of the Downtown Area Plan, "Major Open Spaces," which would be amended to show the Project site as included within the Yerba Buena Center Redevelopment Project Area; (4) Map 5 on page II.1.29 of the Downtown Area Plan, "Proposed Height and Bulk Districts," which would be amended to show the Project site as included within the Yerba Buena Center Redevelopment Project Area; (5) Map 7 on page II.1.47 of the Downtown Area Plan, "Proposed Pedestrian Network: Downtown District," which would be amended to remove Jessie Street within Block 3705 as a "Pedestrian/Service Street"; and (6) Map 2 on page I.2.6 of the Commerce and Industry Element, "Generalized Commercial and Industrial Density Plan," which would be amended to include the Project site within the Yerba Buena Center Redevelopment Project Area. The Planning Commission initiated these amendments by Resolution No. 14920 on November 4, 1999.

Consideration also of a proposal to adopt amendments to Map 1H of the Zoning Map to facilitate the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project. The current building height and bulk designations for the Project site are 120-X and 160-S (north of Jessie Street) and 160-F (south of Jessie Street) and would be reclassified to designate the project site as 135-X, 200-X and 400-X Height and Bulk Districts. The Planning Commission initiated this amendment by Resolution No. 14921 on November 4, 1999.

Preliminary Recommendation: Approval.

(Proposed for Continuance to August 17, 2000)

6. 1998.090R (ARCE: 558-6332)
FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND SECTION 101.1 OF THE PLANNING CODE. Consideration of findings of consistency with the General Plan and Section 101.1 of the Planning Code for the Amendment o the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 and various implementing actions for the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project, including but not limited to General Plan and Zoning Map amendments, partial vacation of Jessie Street, dedication of Jessie Street East and Jessie Street West, including establishment of sidewalks thereon, sidewalk changes to Mission Street and Jessie Street, and project authorization pursuant to Sections 320-325. All of these items are discussed in the Staff Report and all require findings of consistency with the General Plan and Section 101.1 of the Planning Code.
Preliminary Recommendation: Approval.
(Proposed for Continuance to August 17, 2000)

7. 1998.090R (ARCE: 558-6332)
RECOMMENDATION OF THE AMENDMENT TO THE REDEVELOPMENT PLAN. Consideration of recommendation of the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 to the Board of Supervisors for approval.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 17, 2000)

8. 1998.090B (ARCE: 558-6332)
PLANNING CODE SECTIONS 320-325 (OFFICE DEVELOPMENT LIMITATION PROGRAM) PROJECT AUTHORIZATION. Request under Planning Code Sections 320-325 (Office Development Limitation Program) for 49,100 gross square feet of floor area of office space.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 17, 2000)
9. (ARCE: 558-6332)
DELEGATION AGREEMENT CONTROLS. Consideration of approval of a Delegation Agreement by and between the City and County of San Francisco, acting through its Planning Commission, and the San Francisco Redevelopment Agency, to administer certain development controls under the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1.
Preliminary Recommendation: Approval
(Proposed for Continuance to August 17, 2000)
10. (ARCE: 558-6332)
SCHEMATIC DESIGN DOCUMENTS. Pursuant to the Delegation Agreement, consider the Schematic Design Documents for the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project for consistency with certain development controls in the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to August 17, 2000)
11. 2000.286E (JAROSLAWSKY: 558-5970)
925 BRYANT STREET - Appeal of a Preliminary Negative Declaration. The project site is located on Block 3780, Lot 077, within the western portion of the block, contains approximately 20,000 square feet and is within an IPZ (Industrial Protection Zone), a SLI (Service/Light Industrial) District and a 40-X Height and Bulk District. The site contains 75 feet of frontage along Bryant Street to the west and 265 feet of frontage along Langton Street to the north. The proposal includes the conversion of approximately 13,000 square feet of an existing office/retail/warehouse structure into retail/business service use and the addition of approximately 26,000 square feet of new floor area. The footprint of the structure would remain the same. The addition of two floors would result in a total of three stories. The resulting building would be approximately 40 feet in height, contain approximately 39,000 square feet and would contain 37 on-site parking spaces accessed from Langton Street.
Preliminary Recommendation: Uphold Preliminary Negative Declaration.
(Proposed for Continuance to August 24, 2000)
12. 2000.009E (JAROSLAWSKY: 558- 5970)
1800 MISSION STREET - THE ARMORY - Appeal of a Preliminary Negative Declaration, Assessors block 3547, lot 001. The project site contains the State Armory building, a city landmark containing approximately 200,000 square feet. The proposed project includes rehabilitation of the building, addition and conversion of use from vacant to office use. The total new square footage of the structure would be approximately 300,000 and would include 32 below-ground, off-street parking spaces and a loading area. There would be no substantial expansion of the building envelope. The 68,722 square foot project site is composed of one lot containing frontages on Mission, Fourteenth and Julian Streets. The site is within a C-M (Heavy Commercial) District and 65-B Height and Bulk District within the

Mission District neighborhood. A variance would be required to provide fewer than the Planning Code required amount of parking and loading spaces.

Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for continuance to September 7, 2000).

13. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
(Continued from Regular Meeting of June 20, 2000)
Note: On June 8, 2000, following public testimony, the Commission closed public hearing and continued the matter to give Staff time to review permit history.
(Proposed for Continuance to September 14, 2000)
14. 2000.209C (MILLER: 558-6344)
1470 PINE STREET, north side between Polk and Larkin Streets, Lot 7A in Assessor's Block 645 -- Request for authorization of a CONDITIONAL USE for a FIBER-OPTIC TELEVISION and TELECOMMUNICATIONS CABLE EQUIPMENT INSTALLATION in an existing one-story building, in the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 27, 2000)
(Proposed for Continuance to September 14, 2000)
15. 2000.415C (M. SNYDER: 575-6891)
510 - 3RD STREET, southwest corner of 3rd Street and Bryant Street, Lot 115 in Assessor's Block 3776 -- Request for Conditional Use authorization under Planning Code Section 817.73 to install three sectors of antennas (four antennas in each sector) on the building's rooftop penthouse, in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District. The antennas would be flush mounted to the penthouse approximately 85-feet above grade or 6.5-feet above the height of the building's parapet. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennas and related equipment would be part of a wireless telecommunications network operated by Nextel Communications.
Preliminary Recommendation: Approval
(Proposed for Continuance to September 21, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the

President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

16. Consideration of Adoption - draft minutes of 7/20/00.

17. Commission Matters

D. DIRECTOR'S REPORT

18. Director's Announcements.

19. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

20. Status report on 1351 Grant Avenue

E. REGULAR CALENDAR

21. (GITELMAN: 558-5977)

Update City List of Categorical Exemptions from the California Environmental Quality Act (CEQA): Citywide. The proposal is to adopt an updated list of types of projects that are categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). CEQA and the Guidelines for implementation require that local agencies adopt a list of types of projects that are exempt from environmental review. Such a list must show activities at the local level that fall within each of the classes of exemptions set forth in the CEQA Guidelines, and must be consistent with the letter and the intent of the Guidelines. The Planning Commission adopted such list in 1981. Since that time, CEQA and the Guidelines pertaining to categorical exemptions have been revised. The City's list currently proposed for adoption has been updated and amended to be consistent with changes in CEQA statutes and Guidelines. Chapter 31 of the Administrative Code (Section 31.17) requires that modifications to such list be adopted as administrative regulations by resolution of the Planning Commission after a public hearing.

Preliminary Recommendation: Adoption of Updated List of Categorical Exemptions.

22. 1997.433E (COOPER: 558-5974)

22-30 ALTA STREET, Certification of a Final Environmental Impact Report. The proposed project would be the construction of a new residential building at 22-30 Alta Street, north side, between Sansome and Montgomery Streets (Assessor's Block 106, Lot 34A). The project site is located on a steeply sloped parcel adjacent to the Filbert Steps and Grace Marchant Garden. **Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 22, 1998. The Planning Commission does not conduct public review of Final EIRs. Public Comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify Environmental Impact Report
(Continued from Regular Meeting of July 20, 2000)

23. 1998.497B (LeBLANC: 558-6351)
215 FREMONT STREET, Southeast corner at Fremont and Howard Streets, Lot 12 in Assessor's Block 3738 -- Request for Project Authorization under Planning Code Sections 320-325 (Office Development Limitation Program) for 49,950 gross square feet of office space. On November 4, 1999, the Planning Commission approved Case No. 1998.497X, per Section 309 of the Planning Code, to alter the existing 6-story, approximately 286,991 square-foot office building at 215 Fremont Street. The approval of Case No. 1998.497X included the demolition of an existing 4-story penthouse structure, the conversion of 21,660 square feet of existing ground floor office space to retail space, and the construction of a new full seventh floor and a partial eighth floor, resulting in a net addition of 24,950 gross square feet of office space. The current project proposes to construct an additional 25,000 gross square feet of office space on a new partial floor within the 7th floor of the building at 215 Fremont Street, therefore bringing the total net new office space to 49,950 square feet. The project lies within a C-3-O (SD) (Downtown Office Special Development) District and within a 350-S and 200-S Height and Bulk Districts. Pursuant to Planning Code Section 313 the Department has determined that the project would result in the net addition of approximately 49,950 square feet of gross floor area office use, requiring compliance with the Office Affordable Housing Production Program.
Preliminary Recommendation: Approval with Conditions
24. 2000.326C (M. SNYDER: 575-6891)
988 HOWARD STREET, northeast corner of Howard Street and 6th Street, Lot 25 in Assessor's Block 3725, -- Request for Conditional Use authorization under Planning Code Section 815.73 to install six antennas on the southwest corner of the building's roof approximately 38.66-feet above grade, in an RSD (Residential/Service Mixed Use) District and an 85-X Height and Bulk District. As part of the proposal, the antennas would be installed within a stealth chimney vent and a base transceiver station would be installed on the property. The installation of the antennas and related equipment would be part of a wireless telecommunications network operated by Sprint PCS.
Preliminary Recommendation: Approval with conditions
25. 2000.580C (DAVIDSON: 558-6363)
620 CLEMENT STREET, north side between 7th and 8th Avenue; Lot 021 in Assessor's Block 1426 -- Request for Conditional Use authorization under Sections 186.1(b) and 186.1(e) of the Planning Code to allow the relocation and enlargement of a financial institution (National American Bank), which is considered a non-conforming use, from 100 Clement Street (Assessor's Block 1431, Lot 18) in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk district.
Preliminary Recommendation: Approval with conditions
26. 2000.565C (DIBARTOLO: 558-6291)
430 COLUMBUS AVENUE, east side between Vallejo and Green Streets; Lot 016 in Assessor's Block 131: --Request for Conditional Use Authorization under Section 722.27 of the Planning Code to Extend the Hours of Use from 2:00 am to 6:00 am, to allow for a 24-hour operation, for the existing Full-Service Restaurant (Calzone's) in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 3, 2000)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 3 :00 P.M. the Planning Commission will convene into a Special Discretionary Review (Dr) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

27. 2000.732D (KEYLON: 558-6613)
3445 GEARY BOULEVARD, southeast corner of Geary Boulevard and Stanyan Street, Lot 041 in Assessor's Block 1085 -- Request for Discretionary Review of BPA No. 200006304172, proposing a retail store (BEVERAGES AND MORE) of approximately 5,998 square feet on the ground floor of a newly constructed four-story building within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: The Planning Department recommends that no Discretionary Review be taken and that the building permit application be approved as proposed.

Adjournment: _____

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Government Documents Section
Civic Center
San Francisco CA 94102

**SAN FRANCISCO
PLANNING COMMISSION
&
RECREATION AND PARK COMMISSION**

**Notice of Meeting
&
Calendar
of**

Special Joint Meeting

Board of Supervisors Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 17, 2000 DOCUMENTS DEPT.

12:00 PM

AUG 14 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

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MISSION ST., 5TH FLOOR RECEPTION

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

12:00 PM _____

ROLL CALL

PLANNING:

Commission President:
Commission Vice President:
Commissioners:

Anita Theoharis
Beverly Mills
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Jim Salinas, Sr., Linda Richardson

RECREATION &

PARK:

Commission President:
Commission Vice President
Commissioners:

Gordon Chin
John Murray
Yvette Flunder, Eugene Friend, William P. Getty, Larry Martin, Lynne Newhouse Segal

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

1. 98.090E (KUGLER: 558-5983)

YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT CEQA FINDINGS.

Consideration of adoption of Findings and a Mitigation Monitoring Program, pursuant to the California Environmental Quality Act ("CEQA"), the State Guidelines, and Chapter 31 of the City's Administrative Code in connection with adoption of the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 and various other actions necessary to implement the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project on Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38 and 43 of Assessor's Block 3705.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of August 10, 2000)

2. (ARCE: 558-6332)

PROPOSED AMENDMENT TO THE ABSOLUTE CUMULATIVE SHADOW LIMIT FOR BOEDDEKER PARK. Proposed action to amend the absolute cumulative limit for new shadows on Boeddeker Park, established by Resolution No. 11595 on February 7, 1989, from

zero to 0.007%.

Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 10, 2000)

3. (ARCE: 558-6332)

FINDINGS OF INSIGNIFICANCE FOR NEW SHADOW ON BOEDDEKER PARK.

Consideration of Findings of no significant impact on Boeddeker Park from new shadow within the revised cumulative limit of 0.007% that would be cast on the park by the proposed Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project.

Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 10, 2000)

4. 98.090R (ARCE: 558-6332)

GENERAL PLAN AND ZONING MAP AMENDMENTS. Consideration of a proposal to adopt amendments to various maps of the General Plan to facilitate the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project. The maps of the General Plan that would be considered for amendment are: (1) the Map entitled "Streets are Important to the Perception of the City" found on page I.5.16 of the Urban Design Element of the General Plan, to be amended to remove a portion of Jessie Street which would be reconfigured by the Project; (2) Map 1 on page II.1.9 of the Downtown Area Plan, "Downtown Land Use and Density Plan," which would be amended to include the Project site in the Yerba Buena Center Redevelopment Project Area; (3) Map 3 on page II.1.21 of the Downtown Area Plan, "Major Open Spaces," which would be amended to show the Project site as included within the Yerba Buena Center Redevelopment Project Area; (4) Map 5 on page II.1.29 of the Downtown Area Plan, "Proposed Height and Bulk Districts," which would be amended to show the Project site as included within the Yerba Buena Center Redevelopment Project Area; (5) Map 7 on page II.1.47 of the Downtown Area Plan, "Proposed Pedestrian Network: Downtown District," which would be amended to remove Jessie Street within Block 3705 as a "Pedestrian/Service Street"; and (6) Map 2 on page I.2.6 of the Commerce and Industry Element, "Generalized Commercial and Industrial Density Plan," which would be amended to include the Project site within the Yerba Buena Center Redevelopment Project Area. The Planning Commission initiated these amendments by Resolution No. 14920 on November 4, 1999.

Consideration also of a proposal to adopt amendments to Map 1H of the Zoning Map to facilitate the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project. The current building height and bulk designations for the Project site are 120-X and 160-S (north of Jessie Street) and 160-F (south of Jessie Street) and would be reclassified to designate the project site as 135-X, 200-X and 400-X Height and Bulk Districts. The Planning Commission initiated this amendment by Resolution No. 14921 on November 4, 1999.

Preliminary Recommendation: Approval.
(Continued from Regular Meeting of August 10, 2000)

5. 98.090R (ARCE: 558-6332)

FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND SECTION 101.1 OF THE PLANNING CODE.

Consideration of findings of consistency with the General Plan and Section 101.1 of the Planning Code for the Amendment o the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 and various implementing actions for the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project, including but not limited to General Plan and Zoning Map amendments, partial

vacation of Jessie Street, dedication of Jessie Street East and Jessie Street West, including establishment of sidewalks thereon, sidewalk changes to Mission Street and Jessie Street, and project authorization pursuant to Sections 320-325. All of these items are discussed in the Staff Report and all require findings of consistency with the General Plan and Section 101.1 of the Planning Code.

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of August 10, 2000)

6. 98.090R (ARCE: 558-6332)

RECOMMENDATION OF THE AMENDMENT TO THE REDEVELOPMENT PLAN.

Consideration of recommendation of the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 to the Board of Supervisors for approval.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of August 10, 2000)

7. 98.090B (ARCE: 558-6332)

PLANNING CODE SECTIONS 320-325 (OFFICE DEVELOPMENT LIMITATION PROGRAM) PROJECT AUTHORIZATION.

Request under Planning Code Sections 320-325 (Office Development Limitation Program) for 49,100 gross square feet of floor area of office space.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of August 10, 2000)

8. (ARCE: 558-6332)

DELEGATION AGREEMENT CONTROLS. Consideration of approval of a Delegation Agreement by and between the City and County of San Francisco, acting through its Planning Commission, and the San Francisco Redevelopment Agency, to administer certain development controls under the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of August 10, 2000)

9. (ARCE: 558-6332)

SCHEMATIC DESIGN DOCUMENTS. Pursuant to the Delegation Agreement, consider the Schematic Design Documents for the Yerba Buena Redevelopment Project Area Expansion/Emporium Site Development Project for consistency with certain development controls in the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 10, 2000)

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 17, 2000

2:30 PM

DOCUMENTS DEPT.

Regular Meeting

AUG 14 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Linda Richardson, Jim Salinas

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT,
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

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2:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Linda Richardson, Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.118E (BUFORD: 558-5973)
HARDING GOLF COURSE, **Appeal of Preliminary Negative Declaration**. The proposed project involves the upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco. The existing nine-hole Fleming Course would not be substantially altered. The proposed project would include: removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events. The proposed project would include construction of a driving range at a new location, double decked with lighting to allow nighttime use; the existing driving range would be upgraded. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.
(Proposed for Continuance to September 14, 2000)
2. 2000.257E (WYCKO: 558-5972)
200 TOWNSEND STREET, **Appeal of Preliminary Negative Declaration**. Proposed demolition of existing one-and-two story buildings with about 8,000 gross square feet occupied by clothing outlets, a liquor store, and a vacant bar/restaurant plus a surface parking lot. New construction of a 97,400 gross square feet, 65 feet high structure with 51 live/work units, 1,400 gross square of retail space, about 10,900 gross square feet of office/business services, and 63 off-street parking spaces. The project site is situated at the northwest corner of Third and Townsend Streets in Assessor's Block 3787 and includes Lots 9, 10, 11, and 46. The proposed uses are permitted uses in the applicable Service/Light Industrial (SLI) and proposed South End Service (SES) Districts. Live/work is a permitted use under the interim Mixed Use Housing Zone (MUHZ) also in effect. The proposed five-story, 65 feet high structure would also conform to the 65-X height and bulk zoning for the project site. A lot merger is being sought. Parking, loading, and all other Planning Code requirements would be satisfied.
(Continued from Regular Meeting of August 3, 2000)
(Proposed for Continuance to August 24, 2000)

3. 1998.967C (MILLER: 558-6344)
3132 - 23RD STREET, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 2628 - Planning Commission-mandated one-year review for compliance with conditions of approval of Motion No.14810 authorizing a **CONDITIONAL USE** to establish a **PLANT NURSERY WITH ASSOCIATED RETAIL SALES** in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
Note: On May 11, 2000, the Commission continued the matter to August 17, 2000 to allow compliance with conditions of approval.
(Proposed for Continuance to October 5, 2000) Note: This continuance is to allow for the required variance hearing to take place -- currently scheduled for Wednesday, September 20, 2000.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

7. 2000.582C (NIKITAS: 558-6306)
1844 BRODERICK STREET (aka 2889 California Street), southeast corner of California and Broderick Streets; Lot 021, in Assessor's Block 1028: -- Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of three antennas and a base transceiver station on the existing Seventh Day Adventist Church as part of Sprint's wireless telecommunications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 13, 2000)

Note: On July 13, 2000 following public testimony, the Commission closed the public hearing and continued the matter to August 17, 2000, in order to give Sprint the opportunity to continue discussions with neighbors.

8.

(GITELMAN: 558-5977)

Update City List of Categorical Exemptions from the California Environmental Quality Act (CEQA): Citywide. The proposal is to adopt an updated list of types of projects that are categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). CEQA and the Guidelines for implementation require that local agencies adopt a list of types of projects that are exempt from environmental review. Such a list must show activities at the local level that fall within each of the classes of exemptions set forth in the CEQA Guidelines, and must be consistent with the letter and the intent of the Guidelines. The Planning Commission adopted such list in 1981. Since that time, CEQA and the Guidelines pertaining to categorical exemptions have been revised. The City's list currently proposed for adoption has been updated and amended to be consistent with changes in CEQA statutes and Guidelines. Chapter 31 of the Administrative Code (Section 31.17) requires that modifications to such list be adopted as administrative regulations by resolution of the Planning Commission after a public hearing.

Preliminary Recommendation: Adoption of Updated List of Categorical Exemptions.

Note: On August 10, 2000 following public testimony the Commission closed the public hearing, and continued the matter to August 17, 2000, to allow staff time to respond to comments expressed by the public.

9.

1999.684D

(WILSON: 558-6602)

129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review, approve project.

Prior Action: Public comment was closed at the February 17, 2000 hearing. The Commission continued the item to allow further discussion between the project sponsor and neighbors.

(Continued from Regular Meeting of July 27, 2000).

Note: On June 15, 2000, the Commission passed the following motions:

1st Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further on the 4th floor; 2) project sponsor to continue to work with staff on architectural detailing of the facade with specific reference to the skylight on the 3rd floor. Vote of +2 -2. Commissioners Antenore and Joe voted no. Commissioners Theoharis, Martin and Mills were absent.

2nd Motion: Take Discretionary Review with the following changes: 1) remove 4th floor 2) modify the front facade to fit into the character of the neighborhood. Vote +2 -2. Commissioners Chinchilla and Richardson voted no. Commissioners Theoharis, Martin and Mills were absent.

Note: On July 27, 2000, the representative of the project sponsor submitted revised plans. The Commission continued the matter for one week so they, staff, and the Discretionary Review Requestor would have an opportunity to review the new submission.

Note: On August 3, 2000, a motion to take Discretionary Review and remove the 4th floor failed to carry by a vote of +3 -3. The matter was continued to August 17, 2000. Commissioners Mills, Chinchilla and Richardson voted no. Commissioner Salinas was excused.

F. REGULAR CALENDAR

10. 1999.554E (AHMADI: 558-5966)
601 KING STREET OFFICE BUILDING - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT-The project site occupies Assessor's Block 3800, Lots 1 and 2, between King, Seventh, Deharo and Berry Streets, and is in an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. The proposed project would involve the demolition of two warehouse buildings at 830 Seventh Street and 601 King Street and the construction of a 4-story plus mechanical penthouse and basement parking level office structure, approximately 50 feet tall. The proposed new building would contain approximately 238,000 gross square feet of office space. The structure would provide about 321 off-street independently accessible parking spaces in the basement level and ground-floor garage. The project would include two off-street loading spaces. **Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 13, 2000. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**
Preliminary Recommendation: Certify EIR.
11. 1999.603E (GITELMAN: 558-5977)
555 MISSION STREET OFFICE PROJECT. Hearing on the Draft Environmental Impact Report (EIR). The proposed project involves demolition of six existing buildings and construction of a new 31-story building (about 455 feet tall including parapet) containing about 557,000 gross square feet (gsf) of office space, about 8,000 gsf of retail space, and about 38,990 gsf of below grade parking (about 150 valet spaces in two levels). A plaza of about 11,000 sf would be constructed between the new building and the office building at 101 Second Street to the west. The project site is on the south side of Mission Street, between First and Second Streets, and within the C-3-O (Downtown Office) zoning district; Assessor's Block 3721, Lots 69, 70, 78, 79, 80, and 81. **Note: Written comments on the Draft EIR will be accepted at the Planning Department offices until the close of business on August 29, 2000.**
Preliminary Recommendation: No action required
12. 1999.296M (BARHAM: 558-6252)
TELECOMMUNICATIONS FACILITIES SECTION OF THE COMMUNITY FACILITIES ELEMENT - INFORMATIONAL PRESENTATION OF THE DRAFT AND CONSIDERATION OF INTENT TO INITIATE - Informational presentation and consideration of intent to initiate the Telecommunications Facilities Section, an amendment to the Community Facilities Element of the General Plan of the City and County of San Francisco. The Telecommunications Facilities Section contains objectives and policies for the siting, visual appearance, and distribution of wireless telecommunications services facilities in San Francisco. The Section is based upon the San Francisco Planning Department's August 15, 1996 *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*.
Preliminary Recommendation: Approve Resolution of Intent to Initiate amendment and set public hearing date
13. 1999.668!BEKX (NIXON: 558-6341)
38-44 TEHAMA STREET, (also known as 543 Howard Street), south side of Howard Street between First and Second Streets, Assessor's Block 3736, Lot 111, within a C-3-O(SD) (Downtown Office-Special Development District) and 200-X /350-S Height and Bulk Districts -- Appeal to the Planning Commission of determination by staff of the Planning Department of

square footage of office development pursuant to Section 313 of the Planning Code.

- 14a. 1999.668!BEKX (NIXON: 558-6341)
38-44 TEHAMA STREET (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request for Determination of Compliance pursuant to Section 309 with respect to a proposal (1) to renovate the existing building interior, including remodeling the foyer, adding three elevators and adding two new stairwells; (2) construct a third and fourth level atop the building to a new height of 64 feet along Tehama Street; and (3) convert up to 49,950 square feet on the first, mezzanine, second, third and fourth floors of the building to office use. The entrance to the office space would be on Howard street. Approximately 24,000 square feet of existing non-office space in the basement and in the rear of the first floor and first floor mezzanine would be retained. The entrance to the non-office space would be on Tehama Street. There is no parking on this site and none is proposed. The project is within a C-3-O (SD) (Downtown Office-Special Development) District and 200-X / 350-S Height and Bulk Districts.
(Continued from Regular Meeting of July 27, 2000)
- 14b. 1999.668!BEKX (NIXON: 558-6341)
38-44 TEHAMA STREET, (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request under Planning Code Sections 320-322 (Office Development Limitation Program) to allow the creation of up to 49,950 square feet of office space in an existing industrially-occupied building of approximately 49,000 square feet proposed for expansion to approximately 73,000 square feet. Approximately 24,000 square feet of existing non-office space would be retained. The project is within a C-3-O (SD) (Downtown Office-Special Development) District and 200-X / 350-S Height and Bulk Districts.
(Continued from Regular Meeting of July 27, 2000)
15. 2000.216C (KIM: 558-6290)
510 - 520 FREDERICK STREET, northwest corner at Frederick and Stanyan Streets; Lot 006 in Assessor's Block 1263 - Request for Conditional Use authorization to allow the installation of two panel antennas and an interior equipment shelter in the basement of an existing mixed-use building as part of a wireless telecommunication network, pursuant to Planning Code Section 710.83, in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
16. 2000.396C (TAM: 558-6325)
2645 OCEAN AVENUE, south side of Ocean Avenue, between 19th Avenue and Junipero Serra Boulevard; Lot 023 in Assessor's Block 7226 -Request for a Conditional Use authorization to install a total of 11 panel antennae and an interior equipment shelter in the basement of an existing mixed-use office/retail building as part of a wireless telecommunication network, pursuant to Planning Code Section 710.83, in a NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
17. 2000.557C (ZWIERZYCKI: 558-6263)
79 & 83 ALBERTA STREET, (proposed to be 638, 660, & 662 Campbell Avenue), Lots 030 & 031 in Assessor's Block 6189, at and near the northeast corner of Campbell Avenue -- Request for Conditional Use authorization under Section 121(f) of the Planning Code to allow the creation of three lots (facing Campbell Avenue), each containing an area less than the required 1,750 square feet required for lots within 125 feet of two intersecting streets. These

lots would be created as part of a merging and re-subdivision of two vacant lots (presently facing Alberta Street) within an RH-1 (Residential, House, One-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

Adjournment: _____

DRAFT PRESERVATION ELEMENT - The Planning Department has completed a draft Preservation Element of the City's General Plan, which was presented to the Landmarks Preservation Advisory Board. Two workshops will be held to receive comments from the public on the Draft Preservation Element: August 28th, 6 to 7 PM at the Haas Lillenthal House, 2007 Franklin Street; September 1st, 10 AM to 12 noon at 1660 Mission Street, Room 2001. Hearings at the Planning Commission will be scheduled following these workshops. Copies of the draft Preservation Element may be requested from Catherine Bauman, (e-mail: Catherine_Bauman@ci.sf.ca.us, or by calling 558-6287).

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 24, 2000
1:30 PM

DOCUMENTS DEPT.

Regular Meeting

AUG 21 2000

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Jim Salinas, Jr., Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 1660
MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Jim Salinas, Jr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 98.953C (GORDON: 558-6309)
557-4TH STREET, entire block bounded by 4th, Welsh, Zoe and Freelon Streets (except for the existing building at the corner of Zoe and Freelon Streets which is Lot 62 in Assessor's Block 3776), Lot 119 in Assessor's Block 3776 -- Request for Conditional Use Authorization to allow: the construction of a Public Automobile Parking Garage (as defined by Planning Code Section 890.12) per Planning Code Section 816.30, and to allow parking in excess of accessory amounts per Planning Code Section 204.5. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Buffer and the proposed Ballpark Vicinity Special Use District's South End Service District.
Preliminary recommendation: Approval with Conditions
(Proposed for Continuance to September 7, 2000)
2. 98.953D (GORDON: 558-6309)
557-4TH STREET, entire block bounded by 4th, Welsh, Zoe and Freelon Streets (except for the existing building at the corner of Zoe and Freelon Streets which is Lot 62 in Assessor's Block 3776), Lot 119 in Assessor's Block 3776-- Staff Initiated Discretionary Review of Building Permit Application Nos. 9825943 through 9825955, submitted 12/19/98, for development of 11 four-story live/work buildings with 172 live/work units (about 194,200 gross square feet), in conjunction with the construction of four to six commercial/retail spaces and an approximately 244,000 gross square foot, three-level underground parking garage with 480 spaces. The site is within the SLI (Service Light/Industrial) Zoning District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Buffer and the proposed Ballpark Vicinity Special Use District's South End Service District.
Preliminary Recommendation: Take DR, approval of project with conditions.
(Proposed for Continuance to September 7, 2000)
3. 2000.496D (MEHRA: 558-6257)
419 - 35TH AVENUE, Request for Discretionary Review of Building Permit Application No. 20000127454, Case No. 2000.496D, for the property at 419 - 35th Avenue, Lot 4 in Assessor's Block 1467, proposing to construct a 19 foot deep, two story addition at the rear of the existing single-family dwelling and to add a one car garage adjacent to the existing one car garage at the front of the property. This property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Proposed for Continuance to September 7, 2000)
4. 2000.035C (NIKITAS: 558-6306)
1101-1123 FILLMORE STREET, northwest corner of Fillmore Street and Golden Gate Avenue; Lot 052, in Assessor's Block 0755 -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and

base transceiver station on an existing 31-unit apartment building as part of Sprint's wireless telecommunications network in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 50-X Height and Bulk District. The subject site is within the Western Addition A-2 Redevelopment Area.

Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to October 5, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 7/27/00.
6. Commission Matters

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. 2868 Filbert Street, Status report
10. 420 Collingwood Street, Status report
11. Staff report on Business Service Definition - Its impacts on contributions to affordable housing, transportation and child care.
12. Staff report on Congestion Management in SOMA.

E. REGULAR CALENDAR

- 13a. 2000.725C (KEYLON: 558-6613)
2500 MARKET STREET, north side between Diamond and Castro Streets, thru lot from Market

Street to 17th Street, Lot 1 in Assessor's Block 2648- Request for Conditional Use Authorization under Planning Code Section 209.2(a) to use the existing structure as transitional housing for up to 15 homeless youths within an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for an off-street parking variance under Planning Code Section 151 and usable open space variance under Planning Code Section 135.
Preliminary Recommendation: Approval with conditions

- 13b. 2000.725V (KEYLON: 558-6613)
2500 MARKET STREET, north side between Diamond and Castro Streets, thru lot from Market Street to 17th Street; Lot 1 in Assessor's Block 2648 in an RH-3 (Residential House, Three-Family) District and 40-X Height and Bulk District. **OFF-STREET PARKING AND USABLE OPEN SPACE VARIANCES SOUGHT:** The proposal is to establish transitional housing for up to 15 homeless youths in the currently vacant two-story, former City Athletic Club building, without providing any required off-street parking or usable open space.
- 14a. 2000.363CV (ZWIERZYCKI: 558-6263)
471 AND 479 CASTRO STREET, eastern side between 17th and 18th Streets, Lots 59 and 60 in Assessor's Block 3582 -- Request for Conditional Use authorization to exceed the permitted lot and use sizes of 4,999 and 2,499 gross square feet, respectively, under Planning Code Sections 715.11 and 715.21, by merging two lots; creating interior connections between the retail stores on these lots; and constructing additional floor area in the Castro Street Neighborhood-Commercial District and 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 14b. 2000.363CV (ZWIERZYCKI: 558-6263)
471 AND 479 CASTRO STREET, eastern side between 17th and 18th Streets, Lots 59 and 60 in Assessor's Block 3582 -- The Zoning Administrator will conduct a joint hearing on a request for an off-street parking and loading variance from the five off-street parking and one off-street loading spaces required when connecting the retail uses at the referenced addresses and constructing additional floor area at the rear of, and on top of 471 Castro Street. The project is in the Castro Street Neighborhood-Commercial Zoning District and 65-B Height and Bulk District.
15. 1999.151E (MALTZER: 558-6391)
SANITARY FILL COMPANY SOLID WASTE FACILITY PERMIT REVISION: 501 TUNNEL AVENUE; Appeal of Preliminary Negative Declaration. Assessor's Block 4991/Lots 7, 8, 9 and 82 in San Francisco County; and Assessor's Block 152/Lots 030, 340 and 220 (partial) in San Mateo County. The Sanitary Fill Company seeks to revise its Solid Waste Facility Permit to allow for: (1) the removal of scheduling restrictions on refuse fleet hauling; (2) an increase in permitted vehicle trips per day; (3) approval to stage and handle source-separated organic waste as a separate waste stream; (4) approval to enclose the construction and demolition debris sort line and increase the hours of sort line operation; and (5) removal of the Household Hazardous Waste Collection Facility from the Solid Waste Facility Permit. Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of July 13, 2000)
16. 2000.257E (WYCKO: 558-5972)
200 TOWNSEND STREET, Appeal of Preliminary Negative Declaration - Proposed demolition of existing one-and-two story buildings with about 8,000 gross square feet occupied by clothing outlets, a liquor store, and a vacant bar/restaurant plus a surface parking lot. New construction of a 97,400 gross square feet, 65 feet high structure with 51 live/work units, 1,400 gross square of retail space, about 10,900 gross square feet of office/business services, and 63 off-street parking spaces. The project site is situated at the northwest corner of Third and Townsend Streets in Assessor's Block 3787 and includes Lots 9, 10, 11, and 46. The proposed

uses are permitted uses in the applicable Service/Light Industrial (SLI) and proposed South End Service (SES) Districts. Live/work is a permitted use under the interim Mixed Use Housing Zone (MUHZ) also in effect. The proposed five-story, 65 feet high structure would also conform to the 65-X height and bulk zoning for the project site. A lot merger is being sought. Parking, loading, and all other Planning Code requirements would be satisfied.

(Continued from Regular Meeting of August 3, 2000)

Preliminary Recommendation: Uphold the Preliminary Negative Declaration."

17. 1999.579E (NISHIMURA, 558-5967)
301 FIRST STREET, RESIDENTIAL DEVELOPMENT PROJECT - Public Hearing on the Draft Environmental Impact Report (EIR) The proposed project is removal of a 200+-space parking lot, and new construction of a two-lower residential building consisting of 332 dwelling units, 410 residential parking spaces, and 5,100 square feet of retail space on an approximately 38,000-square-foot site on the southeast corner of Folsom Street, Lot 32 in Assessor's Block 3748; within an RC-4 (Residential-Commercial, Combined, High-Density) District, Residential Subdistrict of the Rincon Hill Special Use District, and 200-R and 250-R Height and Bulk Districts. One tower, on the north portion of the building, would be 21 stories with a height of 200 feet and the other tower would be 26 stories at a height of 250 feet on the south side of the building. Parking would be provided within two to four levels below ground on the sloping site with entrance/exit on First Street and a garage exit on Grote Place off of Folsom Street, where access also would be provided for one off-street truck loading space.
Preliminary Recommendation: No Action Required.
Note: Written comments will be accepted at the Planning Department office, 1660 Mission St., Suite 500, San Francisco, CA 94103, until the close of business on August 29, 2000.
18. 2000.286E (JAROSLAWSKY: 558-5970)
925 BRYANT STREET - Appeal of a Preliminary Negative Declaration. The project site is located on Block 3780, Lot 077, within the western portion of the block, contains approximately 20,000 square feet and is within an IPZ (Industrial Protection Zone), a SLI (Service/Light Industrial) District and a 40-X Height and Bulk District. The site contains 75 feet of frontage along Bryant Street to the west and 265 feet of frontage along Langton Street to the north. The proposal includes the conversion of approximately 13,000 square feet of an existing office/retail/warehouse structure into retail/business service use and the addition of approximately 26,000 square feet of new floor area. The footprint of the structure would remain the same. The addition of two floors would result in a total of three stories. The resulting building would be approximately 40 feet in height, contain approximately 39,000 square feet and would contain 37 on-site parking spaces accessed from Langton Street.
Preliminary Recommendation: Uphold Preliminary Negative Declaration.
(Continued from Regular Meeting of August 10, 2000)
19. 1999.455E (NAVARRETE: 558-5975)
NEW DeYOUNG MUSEUM-- Public Hearing on Draft Environmental Impact Report. The proposed project would demolish and reconstruct the M.H. DeYoung Museum on the site of the existing DeYOUNG Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the DeYOUNG Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current DeYoung Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. **Note:**

Written comments will be received at the Planning Department until 5:00 p.m., on August 29, 2000.

Preliminary Recommendation: No Action Required

20. 95.385E (KUGLER: 558-5983)
444 DIVISADERO STREET, TOUCHLESS CAR WASH **Appeal of a Preliminary Negative Declaration** on Assessor's Block 1216 - Lots 5, 17, 18, 19, located on the northeast corner of Oak and Divisadero Streets in the Western Addition. The proposed project would demolish two existing buildings at 1060-1062 and 1052 Oak Street and construct a new two-story mixed-use building with two dwelling units on the second floor and an auto detailing services and a parking space on the ground floor. There would be one level of underground parking with 13 spaces accessed by a commercial automobile elevator. The underground parking would be covered by landscaping. An additional two story structure would be constructed to serve as an employee lounge and storage area. Two shed roofed open sided structures would be constructed to connect the existing car wash structure and the two proposed structures. Minor modifications in the form of the addition of a covered waiting area and the enclosure of an existing laundry facilities would be done to the existing car wash building. The car wash vehicular circulation and queuing area would be expanded and reconfigured. The proposed site is split between two zones; lots 5, 17, 18 and the portion of lot 19 that fronts on Oak Street are zoned NC-2 while the interior remainder of lot 19 is zoned RH-3. A rezoning of the interior portion of lot 19 from RH-3 to NC-2 is proposed as a part of the project. The project also has two Height/Bulk Districts 65-A and 40-X.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of July 13, 2000)
21. 2000.291CZ (WOODS: 558-6315)
1062 OAK STREET, north side, between Divisadero and Scott Streets, Lot 19 in Assessor's Block 1216 - Request to amend the Planning Code Zoning Map to reclassify a portion of Lot 19 from an RH-3 (Residential, House Districts, Three-Family) Zoning District to an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District. Currently, the northern portion of Lot 19 (trapezoidal-shaped of approximately 113 feet wide by 82 feet deep) is zoned RH-3 and is in a 40-X Height and Bulk District; the southern portion of Lot 19 (a narrow strip of approximately 25 feet wide by 90 feet deep) is zoned NC-2 and is in a 65-A Height and Bulk District. The proposal is to reclassify the RH-3 portion of Lot 19 to NC-2 to allow the expansion of an existing car wash (Touchless Car Wash). The Height and Bulk District of the reclassified portion of Lot 19 would remain 40-X.
Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.
22. 2000.291CZ (WOODS: 558-6315)
444 DIVISADERO STREET AND 1052-62 OAK STREET, northeast corner of Oak and Divisadero Streets, Lots 5, 17, 18 and 19 in Assessor's Block 1216 - Request for Conditional Use Authorization under Sections 186.1, 209.7, 303, 304 and 711.59 of the Planning Code to permit a Planned Unit Development for the expansion of an existing car wash (Touchless Car Wash) in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District with 65-A and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
23. 98.281Z (GORDON: 558-6309)
185 BERRY STREET, China Basin Landing Project; Lot 5 in Assessor's Block 3803 (bounded by Third, Berry and Fourth Streets and the China Basin Channel) -- Request under Planning Code Section 302 for an amendment to the Planning Code's zoning map to change the height and bulk district classification on Assessor's Block 3803, Lot 5 from 60-X to 90-X to allow the construction of a three-story vertical addition to an existing three-story, 40-foot tall building for a total height of approximately 87 feet. The proposed project at the site would contain up to 120,000 gross square feet of office space and up to 54 dwelling units. The property is within a M-2 (Heavy Industrial) District, the Mixed Use Housing Area of the IPZ Industrial Protection

Zone), the proposed Ballpark Vicinity Special District's South End Office District, and is currently within the 60-X Height and Bulk District.

Preliminary Recommendation: Adopt a resolution of intent to initiate the Zoning Map amendment; Recommend adoption to the Board of Supervisors.

- 24a. 2000.225CV (NIKITAS: 558-6306)
3131 WEBSTER STREET, northwest corner of Moulton Street, Lot 002 in Assessor's Block 0509 - Request for Conditional Use Authorization under Planning Code Sections 121.2 and 712.21 for use size exceeding 6,000 square feet. The proposal is for a Business or Professional Service Office (McGuire Real Estate) of 12,160 gross square feet to be achieved by remodeling into offices an existing former restaurant, The North India, (two structures totaling 4,960 square feet in area) and connecting those structures to the existing adjacent real estate offices at 2001 Lombard Street (gross area of 7,200 square feet) via a new second-story pedestrian bridge between the lots. The subject properties are within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of July 13, 2000)
- 24b. 2000.225CV (NIKITAS: 558-6306)
3131 WEBSTER STREET, northwest corner of Moulton Street, Lot 002 in Assessor's Block 0509. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the off-street parking spaces required for a proposed office addition. Sections 151 and 712.22 of the Planning Code require eight off-street parking spaces for the proposed use of the subject property, located within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. No off-street parking is proposed.
(Continued from Regular Meeting of July 13, 2000)
25. 2000.540C (SMITH: 558-6322)
1875 ALEMANY BOULEVARD (A.K.A.) 30 ONONDAGA AVENUE, northeast corner of the intersection of Alemany Boulevard and Onondaga Avenue, Lot 23 in Assessor's Block 6956- Request for a Conditional Use Authorization under Planning Code Section 712.83 to install 16 antennas on the Pacific Bell switching facility within an (NC-3) Moderate-Scale Neighborhood Commercial District and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
26. 1999.086C (YOUNG: 558-6346)
815 - 827 HYDE STREET, west side between Bush and Sutter Streets; Lot 004 in Assessor's Block 0279: -- Request for Conditional Use Authorization pursuant to Section 209.8(d) of the Planning Code to establish office use at the second and third story level of an existing three-story building within an RC-4 (Residential-Commercial Combined High Density) District and 130-E Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **5:30** P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this

calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

27. 2000.588D (JONES: 558-6477)
432 URBANO DRIVE, Request for Discretionary Review of BPA No. 2000/02/07/1232 to construct a new 2nd story vertical addition, and add a one-story rear horizontal addition to the existing one-story single family dwelling in RH-1(D) (Detached, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
28. 1999.584D (M. SNYDER: 558-6891)
188 KING STREET, north side between 3rd and 2nd Streets, Lot 4A in Assessor's Block 3794 -- Staff Initiated Discretionary Review of Demolition Permit Application No. 2000/06/20/3161 and Building Permit Application No. 2000/05/24/0891S, proposing to demolish a one-story 20-foot tall building (previously used as a garment factory) and to construct a 44-unit live/work project. The project site is within an M-2 (Heavy Industrial) District, a 105-F Height and Bulk District, and a Mixed-Use Housing Zone.
Preliminary Recommendation: Take Discretionary Review and Approve the Permits with Conditions.

Adjournment: _____

DRAFT PRESERVATION ELEMENT - *The Planning Department has completed a draft Preservation Element of the City's General Plan, which was presented to the Landmarks Preservation Advisory Board. Two workshops will be held to receive comments from the public on the Draft Preservation Element: August 28th, 6 to 7 PM at the Haas Lillenthal House, 2007 Franklin Street; September 1st, 10 AM to 12 noon at 1660 Mission Street, Room 2001. Hearings at the Planning Commission will be scheduled following these workshops. Copies of the draft Preservation Element may be requested from Catherine Bauman, (e-mail: Catherine_Bauman@ci.sf.ca.us, or by calling 558-6287).*

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Civic Center
San Francisco CA 94102



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday, August 31, 2000

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, August 31, 2000** had been canceled. The next Regular Meeting of the Planning Commission will be held on **Thursday, September 7, 2000**.

Linda D. Avery
Commission Secretary

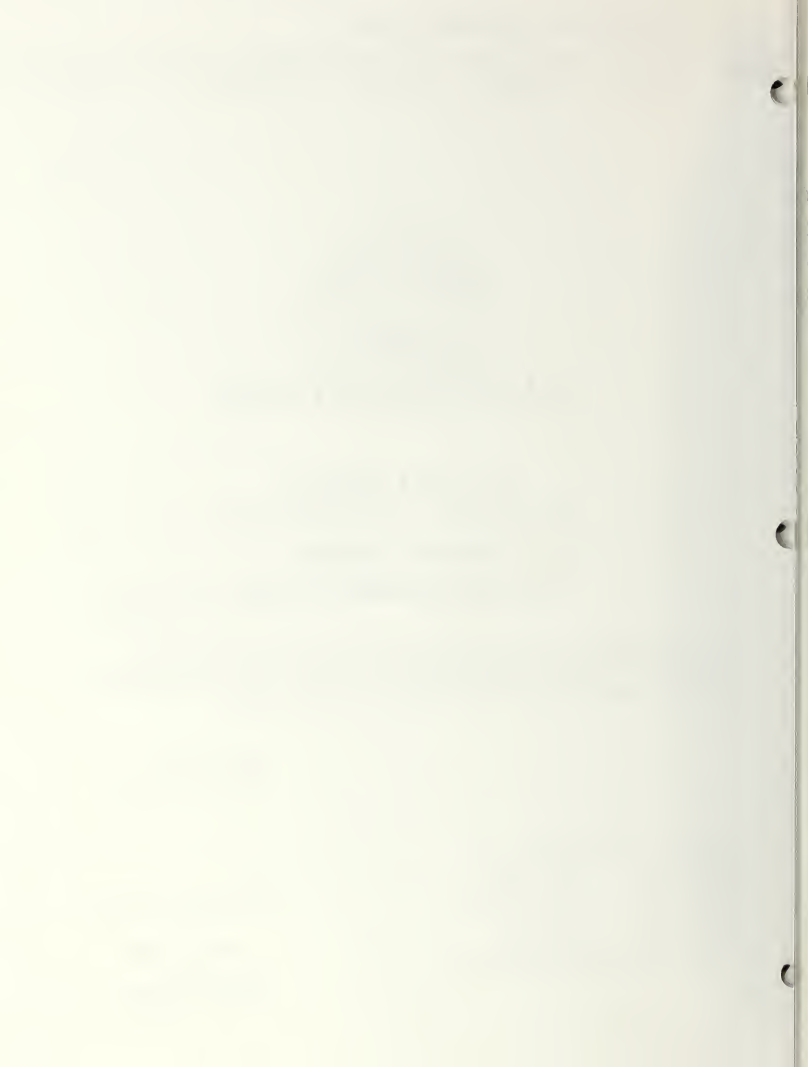
PLANNING COMMISSION ROSTER

PRESIDENT	ANITA THEOHARIS
VICE-PRESIDENT	BEVERLY MILLS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	HECTOR CHINCHILLA
COMMISSIONER	JIM SALINAS, Jr.
COMMISSIONER	CYNTHIA JOE
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

DOCUMENTS DEPT.

AUG 25 2000

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

SEP - 5 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 7, 2000
1:30 PM

Regular Meeting

President: Anita Theoharis

Vice President: Beverly Mills

Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Jim Salinas, Jr.

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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1660 MISSION ST., 5TH FLOOR RECEPTION

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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Jim Salinas, Jr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.496D (MEHRA: 558-6257)
419 - 35TH AVENUE, Building Permit Application No. 20000127454, Case No. 2000.496D, for the property at 419 - 35th Avenue, Lot 4 in Assessor's Block 1467, proposing to construct a 19 foot deep, two story addition at the rear of the existing single-family dwelling and to add a one car garage adjacent to the existing one car garage at the front of the property. This property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued from Regular Meeting of August 24, 2000)
Discretionary Review Withdrawn
2. 2000.824C (YOUNG: 558-6346)
1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Request to consider conditional use revocation per Planning Code Section 303(f) of a prior conditional use authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions
(Proposed for continuance to September 14, 2000)
3. 2000.386C (YOUNG: 558-6346)
1333-1335 PACIFIC AVENUE, south side between Leavenworth and Hyde Streets; Lot 036 in Assessor's Block 0184: -- Request for Conditional Use Authorization pursuant to Section 711.83 of the Planning Code to install a total of three antennas and a base receiver station on an existing six-story residential over commercial building as part of Sprint's wireless telecommunications network in a NC-2 (Small Scale Neighborhood Commercial) District, Garment Shop Special Use District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for continuance to November 9, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. **COMMISSIONERS' QUESTIONS AND MATTERS**

4. Consideration of Adoption - draft minutes of August 3 and 10, 2000.
5. Commission Matters

D. **DIRECTOR'S REPORT**

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. **REGULAR CALENDAR**

8. (RICH: 558-6345)
General Plan Referral for urban design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements.
Preliminary Recommendation: Finding of conformance with the General Plan.
9. 99.821E (WYCKO: 558.5972)
166-178 TOWNSEND STREET Lot 12 of Assessor's Block 3788 on the north side of Townsend Street between Second and Third Streets at northeast corner of Townsend Street and Clarence Place - **Appeal of Preliminary Negative Declaration** for the proposed renovation and expansion of existing contributory building in the South End Historic District. The proposed project would convert a former auto repair garage to 24,999 square feet of office space and 25,0001 square feet of business service/multimedia space, with 18 independently accessible or up to 35 valet parking spaces. An exception to San Francisco Planning Ode parking requirements would be sought under sections 161(M and 307(g). The rear interior of the existing structure would be new construction and would include replacement of the existing peaked roof, which has an average height of 42 feet, with a flat roof at a height of 50 feet. The interior of the front portion of the existing structure would be reconfigured but its exterior dimensions and roof height would be unchanged. The proposed site is located in a Service/Light Industrial (SLI) District
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of July 27, 2000)
10. 1999.812E (DEUTSCH: 558-5965)
3200 CALIFORNIA STREET, JEWISH COMMUNITY CENTER OF SAN FRANCISCO: Public Hearing on the Draft Environmental Impact Report (EIR). North side between Presidio Avenue and Walnut Street; Assessor's Block 1021, Lots 5, 6, 24, 25, 28, 29 and 31-37; within an RM-1 (Residential, Mixed, Low Density) Zoning District, the Sacramento Street Neighborhood Commercial District, and the 40-X Height and Bulk District. The proposed project would demolish the existing Jewish Community Center (JCC) and the four other

structures on the project site for the construction of a three-story community center building containing approximately 120,225 gross square feet, excluding parking. The new building would range in height from about 50 to 61 feet. The new building would accommodate JCC community, recreational and educational uses which would be generally a continuation of its current programs. New or expanded space would include an expanded theater/auditorium, additional meeting rooms and classrooms, and a new restaurant and a retail store. The fitness and recreation facilities would be expanded to contain a lap pool, recreational pool and new workout areas. The project would provide up to 181 parking spaces in two below-grade parking levels in an approximately 89,000 gross-square-foot garage. The project includes the establishment of a proposed California Street and Presidio Avenue Community Center Special Use District, and modification of the Height and Bulk District from the current 40-X to a proposed 65-X.

Preliminary Recommendation: No Action Required

The public comment period for the draft EIR closes at 5:00 PM, on September 12, 2000.

11. 2000.009E (JAROSLAWSKY: 558-5970)
1800 MISSION STREET - THE ARMORY -Appeal of a Preliminary Negative Declaration.
Assessors block 3547, lot 001. The project site contains the State Armory building, a city landmark containing approximately 200,000 square feet. The proposed project includes rehabilitation of the building, addition and conversion of use from vacant to office use. The total new square footage of the structure would be approximately 300,000 and would include 32 below-ground, off-street parking spaces and a loading area. There would be no substantial expansion of the building envelope. The 68,722 square foot project site is composed of one lot containing frontages on Mission, Fourteenth and Julian Streets. The site is within a C-M (Heavy Commercial) District and 65-B Height and Bulk District within the Mission District neighborhood. A variance would be required to provide fewer than the Planning Code required amount of parking and loading spaces.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of August 10, 2000)
- 12a. 1999.668!BEKX (NIXON: 558-6341)
38-44 TEHAMA STREET (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request for Determination of Compliance pursuant to Section 309 with respect to a proposal (1) to renovate the existing building interior, including remodeling the foyer, adding three elevators and adding two new stairwells; (2) construct a third and fourth level atop the building to a new height of 64 feet along Tehama Street; and (3) convert up to 49,950 square feet on the first, mezzanine, second, third and fourth floors of the building to office use. The entrance to the office space would be on Howard street. Approximately 24,000 square feet of existing non-office space in the basement and in the rear of the first floor and first floor mezzanine would be retained. The entrance to the non-office space would be on Tehama Street. There is no parking on this site and none is proposed. The project is within a C-3-O (SD) (Downtown Office-Special Development) District and 200-X / 350-S Height and Bulk Districts.
(Continued from Regular Meeting of August 17, 2000)
- 12b. 1999.668!BEKX (NIXON: 558-6341)
38-44 TEHAMA STREET, (also known as 543 Howard Street), north side of Howard Street between First and Second Streets, Lot 111 in Assessor's Block 3736 -- Request under Planning Code Sections 320-322 (Office Development Limitation Program) to allow the creation of up to 49,950 square feet of office space in an existing industrially-occupied building of approximately 49,000 square feet proposed for expansion to approximately 73,000 square

feet. Approximately 24,000 square feet of existing non-office space would be retained. The project is within a C-3-O (SD) (Downtown Office-Special Development) District and 200-X / 350-S Height and Bulk Districts.

(Continued from Regular Meeting of August 17, 2000)

13. 1999.6681BEKX (NIXON: 558-6341)
38-44 TEHAMA STREET, (also known as 543 Howard Street), south side of Howard Street between First and Second Streets, Assessor's Block 3736, Lot 111, within a C-3-O(SD) (Downtown Office-Special Development District) and 200-X /350-S Height and Bulk Districts -- Appeal to the Planning Commission of determination by staff of the Planning Department of square footage of office development pursuant to Section 313 of the Planning Code.
(Continued from August 17, 2000 Hearing)
- 14a. 2000.725C (KEYLON: 558-6613)
2500 MARKET STREET, north side between Diamond and Castro Streets, thru lot from Market Street to 17th Street, Lot 1 in Assessor's Block 2648- Request for Conditional Use Authorization under Planning Code Section 209.2(a) to use the existing structure as transitional housing for up to 15 homeless youths within an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for an off-street parking variance under Planning Code Section 151 and usable open space variance under Planning Code Section 135.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 24, 2000)
- 14b. 2000.725V (KEYLON: 558-6613)
2500 MARKET STREET, north side between Diamond and Castro Streets, thru lot from Market Street to 17th Street; Lot 1 in Assessor's Block 2648 in an RH-3 (Residential House, Three-Family) District and 40-X Height and Bulk District. OFF-STREET PARKING AND USABLE OPEN SPACE VARIANCES SOUGHT: The proposal is to establish transitional housing for up to 15 homeless youths in the currently vacant two-story, former City Athletic Club building, without providing any required off-street parking or usable open space.
(Continued from Regular Meeting of August 24, 2000)
15. 2000.666C (KEYLON: 558-6613)
4515A - 18TH STREET, south side between Clover and Douglass Streets, Lot 44 in Assessor's Block 2691- Request for Conditional Use Authorization under Planning Code Sections 209.2(d) to establish a bed and breakfast inn, with two guestrooms, within the upper unit of an existing three story, two-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

The following items will not be heard before 3:30 p.m.

16. 2000.099CD (KIM: 558-6290)
1306- 10TH AVENUE, east side between Irving and Judah Streets; Lot 041 in Assessor's Block 1764 - Request for Conditional Use Authorization pursuant to Section 711.39 of the Planning Code to demolish an existing single-family dwelling and construct a new three-story-over-garage, three-unit building in a NC-2 (Small-Scale Neighborhood Commercial) District, and pending Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

17. 2000.099D (KIM: 558-6290)
1306 10TH AVENUE, east side between Irving and Judah Streets, Lot 041, Assessor's Block 1764. Request for Discretionary Review of PBA Nos. 9913261 and 9913262, for the demolition of the two-story-over-garage, single-family dwelling and new construction of a three-story-over-garage, three unit building with its required off-street parking spaces. The subject property is zoned NC-2 (Small-Scale Neighborhood Commercial District and pending Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is within the buildable area and meets all Planning Code requirements.
Preliminary Recommendation: Do not take DR and approve project as submitted.
18. 2000.210C (MARTIN: 558-6616)
2773 FOLSOM STREET, east side between 23rd and 24th Streets, Lot 027 in Assessor's Block 3640 - Request for a Conditional Use Authorization to allow the construction of four dwelling units at a density ratio up to one dwelling unit for each 1,500 square feet of lot area (Section 209.1(g) of the Planning Code) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
19. 2000.538C (MARTIN: 558-6616)
3333 - 25TH STREET, also known as 1045 Capp Street, at the southeast corner of 25th Street and Capp Street, Lot 045, Assessor's Block 6527 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install a total of sixteen (16) antennae on the roof of the existing building, comprised of four (4) sectors with four (4) antennae per sector, with the base transceiver station to be located on the roof, as part of a wireless communication network in an RM-2 (Residential, Mixed) Moderate Density Zoning District and 50-X Height and Bulk Districts.
Preliminary Recommendation: Approve with conditions
20. 2000.262C (CHIN: 575-6897)
930 GOUGH STREET, northwest corner at Turk Street; Lot 009 in Assessor's Block 0744: -- Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of two antennas and a base transceiver station on an existing three-story building, known as St. Paulus Lutheran Church, as part of Sprint's wireless telecommunications network in an RM-4 (High Density) District and a 80-B Height and Bulk District.
Preliminary Recommendation: Approval with conditions
21. 2000.425C (TAM: 558-6325)
1649 OCEAN AVENUE, southeast corner of Ocean Avenue and Faxon Avenue; Lot 27 in Assessor's Block 6935 - Request for a Conditional Use authorization to allow the establishment of a public use (Ingleside Branch public library) in a building previously used as a bank, pursuant to Planning Code Section 711.83, in an NC-2 (Small-Scale Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
22. 2000.742Z (LORD: 558-6311)
INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT - Consideration of proposed map amendments to reclassify the following Assessor's Blocks and Lots from Inner Sunset Neighborhood Commercial District, zoning to RH-2 (Residential, House, Two-Family) District. Street Address (Assessor's Block/Lot) - 1314 - 10th Avenue (1764/039), 1310 - 10th Avenue (1764/040), and 1306 - 10th Avenue (1764/041).
23. 98.281Z (GORDON: 558-6309)
185 BERRY STREET, China Basin Landing Project; Lot 5 in Assessor's Block 3803 (bounded by Third, Berry and Fourth Streets and the China Basin Channel) -- Request under Planning Code Section 302 for an amendment to the Planning Code's zoning map

to change the height and bulk district classification on Assessor's Block 3803, Lot 5 from 60-X to 90-X to allow the construction of a three-story vertical addition to an existing three-story, 40-foot tall building for a total height of approximately 87 feet. The proposed project at the site would contain up to 120,000 gross square feet of office space and up to 54 dwelling units. The property is within a M-2 (Heavy Industrial) District, the Mixed Use Housing Area of the IPZ Industrial Protection Zone), the proposed Ballpark Vicinity Special District's South End Office District, and is currently within the 60-X Height and Bulk District.

Preliminary Recommendation: Adopt a resolution of intent to initiate the Zoning Map amendment; Recommend adoption to the Board of Supervisors.
(Continued from Regular Meeting of August 24, 2000)

24. 1998.953E (NAVARRETE: 558-5975)
557 FOURTH STREET-- Certification of Environmental Impact Report. On Assessor's Block 3776, Lots 119 and 62, the project would demolish an existing building on the southeastern portion of the 70,400-square-foot project site, subdivide the project site into 12 equal-sized air parcels, and construct a four-story, 55-foot-tall wood frame live/work building on each air parcel. A total of 188 live/work units, occupying approximately 227,000 square feet, would be constructed along with approximately 13,000 square feet of retail space for four to six commercial tenants, which would be provided on the ground floor of the two buildings with frontage on Fourth Street. A three-level underground parking garage would occupy the entire site and would provide 188 private parking spaces (one per live/work unit), 292 public parking spaces, and 2 off-street loading spaces. The garage would be accessible on Welsh and Freelon Streets in the middle of the project block. The project site is in SLI (Service Light Industrial) District, and is in a 50-X Height and Bulk District. **Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**
Preliminary Recommendation: Certify Environmental Impact Report
25. 1998.953CD (GORDON: 558-6309)
557 4TH STREET, entire block bounded by 4th, Welsh, Zoe and Freelon Streets (except for the existing building at the corner of Zoe and Freelon Streets which is Lot 62 in Assessor's Block 3776), Lot 119 in Assessor's Block 3776 -- Request for Conditional Use Authorization to allow the construction of a Public Automobile Parking Garage (as defined by Planning Code Section 890.12) per Planning Code Section 816.30, and to allow parking in excess of accessory amounts per Planning Code Section 204.5. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Buffer and the proposed Ballpark Vicinity Special Use District's South End Service District.
Preliminary recommendation: Approval with Conditions
(Continued from Regular Meeting of August 24, 2000)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 5:30 P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

26. 1998.953CD (GORDON: 558-6309)
557 4TH STREET, entire block bounded by 4th, Welsh, Zoe and Freelon Streets (except for the existing building at the corner of Zoe and Freelon Streets which is Lot 62 in Assessor's Block 3776), Lot 119 in Assessor's Block 3776-- Staff Initiated Discretionary Review of Building Permit Application Nos. 9825943 through 9825955, submitted 12/19/98, for development of 11 four-story live/work buildings with 172 live/work units (about 194,200 gross square feet), in conjunction with the construction of four to six commercial/retail spaces and an approximately 183,700 gross square foot, three-level underground parking garage with 480 spaces. The site is within the SLI (Service Light/Industrial) Zoning District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Buffer and the proposed Ballpark Vicinity Special Use District's South End Service District.
Preliminary Recommendation: Take DR, approval of project with conditions.
(Continued from Regular Meeting of August 24, 2000)
27. 2000.793D (KEYLON: 558-6613)
4832 17TH STREET, Lot 011, Assessor's Block 1287. Request for Discretionary Review of PBA No. 200005220633, proposal is to construct a 3rd floor on top of an existing, two-story, single family dwelling, and to extend the 1st floor 3'3" at the rear within an RH-2 (Residential, House, Two-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
28. 2000.780D (BANALES: 558-6309)
120 14th STREET -Building Permit Application No. 2000/01/29/595, for the property at 120 -14th St./1740 Folsom St., Assessors Block 3530/Lot 2. Discretionary Review is requested of a Building Permit proposing conversion of a 16,500 square foot industrial building/warehouse to an Internet Technology/Business Service use. The property is in a M-1 (IPZ Buffer) Zoning District and 40-X Height and Bulk District.
Preliminary recommendation: Do not take Discretionary review and approve building permit application as proposed.

Adjournment: _____

Terry Gwiazdowski

S.F. Pub. Library, Gov. Doc. Dept.

Civic Center Larkin & Grove

San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 14, 2000
1:30 PM

DOCUMENTS DEPT.

SEP 12 2000

SAN FRANCISCO
PUBLIC LIBRARY

Regular Meeting

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Dennis Antenore; Hector Chinchilla; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
Note: On June 8, 2000, following public testimony, the Commission closed public comment and continued the matter to give staff time to review permit history.
(Continued from Regular Meeting of August 10, 2000)
(Proposed for Continuance to October 5, 2000)
2. 2000.291CZ (WOODS: 558-6315)
1062 OAK STREET, north side, between Divisadero and Scott Streets, Lot 19 in Assessor's Block 1216 - Request to amend the Planning Code Zoning Map to reclassify a portion of Lot 19 from an RH-3 (Residential, House Districts, Three-Family) Zoning District to an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District. Currently, the northern portion of Lot 19 (trapezoidal-shaped of approximately 113 feet wide by 82 feet deep) is zoned RH-3 and is in a 40-X Height and Bulk District; the southern portion of Lot 19 (a narrow strip of approximately 25 feet wide by 90 feet deep) is zoned NC-2 and is in a 65-A Height and Bulk District. The proposal is to reclassify the RH-3 portion of Lot 19 to NC-2 to allow the expansion of an existing car wash (Touchless Car Wash). The Height and Bulk District of the reclassified portion of Lot 19 would remain 40-X.
Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.
NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to proposed modifications only.
(Proposed for Continuance to October 12, 2000)
3. 2000.291CZ (WOODS: 558-6315)
444 DIVISADERO STREET AND 1052-62 OAK STREET, northeast corner of Oak and Divisadero Streets, Lots 5, 17, 18 and 19 in Assessor's Block 1216 - Request for Conditional Use Authorization under Sections 186.1, 209.7, 303, 304 and 711.59 of the Planning Code to permit a Planned Unit Development for the expansion of an existing car wash (Touchless Car Wash) in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District with 65-A and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions.
NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project.

**Public comment will be re-opened to proposed modifications only.
(Proposed for Continuance to October 12, 2000)**

4. 2000.572C (BORDEN: 558-6321)
2543 NORIEGA STREET, southeast corner of 33rd Avenue and Noriega Street; Lot 10 in Assessor's Block 2069 -- Request for Conditional Use authorization to allow the installation of three antennas, all at the roof of the existing building, and five equipment cabinets at the first floor, as part of a wireless telecommunications network operated by Sprint PCS, pursuant to Planning Code Section 711.83, in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to October 12, 2000)
5. 2000.397C (KIM: 558-6290)
1850 IRVING STREET, northeast corner at Irving Street and 20th Avenue; Lot 025 in Assessor's Block 1731- Request for Conditional Use Authorization to allow the installation of 16 panel antennas and an interior equipment shelter on the ground floor of an existing mixed-use building as part of a wireless telecommunication network, pursuant to Planning Code Section 711.83, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District. The proposal is to construct a fiberglass extension to an existing rooftop penthouse and flush mount a total of 16 panel antennas on all four sides. Each antenna measures approximately 36" tall by 10.25" wide and 3" deep. The top of the antennas would be approximately 115'-6" above sidewalk grade. All antennas would be painted to match the fiberglass penthouse. The equipment cabinet would be located on the ground floor and would not be visible from the street.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to September 21, 2000)
6. 2000.427C (CHIN: 575-6897)
2201 VAN NESS AVENUE, northeast corner at Broadway; Lot 007, in Assessor's Block 570: Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of three antennas and a base transceiver station on an existing four-story building (Broadway Manor Motel) as part of Sprint's wireless telecommunications network in an RC-3 (Residential Commercial, Medium Density) District and a 80-A/80-D Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to November 16, 2000)
7. 2000.118E (BUFORD: 558-5973)
HARDING GOLF COURSE, **Appeal of Preliminary Negative Declaration**. The proposed project involves the upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco. The existing nine-hole Fleming Course would not be substantially altered. The proposed project would include: Removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events.

The proposed project would include construction of a driving range at a new location, double-decked with lighting to allow nighttime use; the existing driving range would be upgraded. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.

Preliminary Recommendation: Uphold Preliminary Negative Declaration.

(Continued from Regular Meeting of August 17, 2000)

(Proposed for Continuance to October 5, 2000)

8. 2000.685C (KIM: 558-6290)

2020 MARKET STREET, north side at the intersection of Market Street and Duboce Avenue; Lot 001 in Assessor's Block 3536 - Request for Conditional Use Authorization to amend an existing Conditional Use Approval (Motion No. 14473) to expand an existing outdoor activity area pursuant to Planning Code Section 712.24, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X/80-B Height and Bulk District. The proposal is to expand the outdoor activity area by approximately 90 square feet at the front of an existing Large Fast Food Restaurant (Fresh Latitudes World Cafe, A.K.A. World Wrapps, Inc.) With an additional four table and 12 seats. Currently, the restaurant has 12 existing outdoor seats and four tables. With the proposed addition, there would be a total of 24 outdoor seats and eight tables.

Preliminary Recommendation: Approval with conditions.

(Withdrawn)

9. 99.821E (WYCKO: 558.5972)

166-178 TOWNSEND STREET Lot 12 of Assessor's Block 3788 on the north side of Townsend Street between Second and Third Streets at northeast corner of Townsend Street and Clarence Place - **Appeal of Preliminary Negative Declaration** for the proposed renovation and expansion of existing contributory building in the South End Historic District. The proposed project would convert a former auto repair garage to 24,999 square feet of office space and 25,001 square feet of business service/multimedia space, with 18 independently accessible or up to 35 valet parking spaces. An exception to San Francisco Planning Code parking requirements would be sought under sections 161(M and 307(g). The rear interior of the existing structure would be new construction and would include replacement of the existing peaked roof, which has an average height of 42 feet, with a flat roof at a height of 50 feet. The interior of the front portion of the existing structure would be reconfigured but its exterior dimensions and roof height would be unchanged. The proposed site is located in a Service/Light Industrial (SLI) District.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued from Regular Meeting of September 7, 2000)

(Proposed for continuance to September 21, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is

reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

10. Consideration of Adoption - draft minutes of August 17, 2000.
11. Commission Matters

D. DIRECTOR'S REPORT

12. Director's Announcements.
13. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
14. Status Report on Motion No. 14905, Conditional Use for 455-457 Arkansas Street, American College of Traditional Chinese Medicine.
15. Policy discussion on dwelling unit mergers, including 2 unit buildings to 1 unit.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

16. 2000.666C (KEYLON: 558-6613)
4515A - 18TH STREET, south side between Clover and Douglass Streets, Lot 44 in Assessor's Block 2691 - Request for Conditional Use Authorization under Planning Code Sections 209.2(d) to establish a bed and breakfast inn, with two guestrooms, within the upper unit of an existing three story, two-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
Note: On September 7, 2000, following public testimony, the Commission closed public comment and passed a motion of intent to disapprove by a vote of +5-1 (Commissioner Joe voted No and Commissioner Chinchilla was absent).
17. 2000.099CD (KIM: 558-6290)
1306- 10TH AVENUE, east side between Irving and Judah Streets; Lot 041 in Assessor's Block 1764 - Request for Conditional Use Authorization pursuant to Section 711.39 of the Planning Code to demolish an existing single-family dwelling and construct a new three-story-over-garage, three-unit building in a NC-2 (Small-Scale Neighborhood Commercial) District, and pending Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

Note: On September 7, 2000, following public testimony, the Commission closed public comment and passed a motion of intent to disapprove by a vote of +5-1 (Commissioner Mills voted No and Commissioner Chinchilla was absent).

F. REGULAR CALENDAR

18. (RICH: 558-6345)
General Plan Referral for urban design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements.
Preliminary Recommendation: Finding of conformance with the General Plan.
(Continued from Regular Meeting of September 7, 2000)
19. 2000.745C (NIKITAS: 558-6306)
801 38TH AVENUE, south west corner at Cabrillo Street, Lot 001 in Assessor's Block 1691
Request for Conditional Use Authorization under Planning Code Sections 209.3(c) to provide a Residential Care Facility for seven or more persons. The proposal is to expand an existing Residential Care Facility currently authorized for up to six elderly patients, "Farol's Residential Care Home," increasing the number of patients to twelve or fewer.
Preliminary Recommendation: Approval with conditions.
20. 2000.824C (YOUNG: 558-6346)
1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to consider revocation, modification, or placement of additional conditions on a conditional use authorization approved on December 17, 1998, for the conversion of a vacant commercial space, the former Figoni Hardware Store, into a full-service restaurant and bar, per Planning Code Sections 722.41 and 722.42. The proposed full-service restaurant and bar is located on the ground floor level of an existing three-story residential over commercial building. The proposal was approved under Building Permit Application No. 9912999. There have been unresolved complaints from the community in relation to the construction and operation of the facilities and the eviction of residential tenants within the building.
Planning Commission to schedule a subsequent hearing to consider the revocation, modification, or placement of additional conditions on the conditional use authorized in Motion No. 14785 under Case No. 1998.243C.
21. 2000.292C (MARTIN: 558-6616)
772 SOUTH VAN NESS AVENUE, west side between 18th and 19th Streets, Lot 008 in Assessor's Block 3590 - Request for a Conditional Use Authorization to allow the construction of dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area (Section 209.1(h) of the Planning Code) in an RH-3 (Residential, House Districts, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Continued from Regular Meeting of July 27, 2000)

22. 2000.209C (MILLER: 558-6344)
1470 PINE STREET, north side between Polk and Larkin Streets, Lot 7A in Assessor's Block 645 --Request for authorization of a CONDITIONAL USE for a FIBER-OPTIC TELEVISION and TELECOMMUNICATIONS CABLE EQUIPMENT INSTALLATION in an existing one-story building, in the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of August 10, 2000)
23. 2000.191X (LeBLANC: 558-6351)
61-69 CLEMENTINA STREET, south side of Clementina Street between First and Second Streets, Lots 36 and 37 in Assessor's Block 3736 -- Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance for Building Permit Application No. 200008299159, for the construction of a 95-foot tall, 7-story building with approximately 24,500 gross square feet of office space. The new structure would entirely cover the Project site, which consists of two lots with 50 feet of frontage on Clementina Street and a total area of approximately 3,750 square feet. The Project includes the demolition of a one-story building (Lot 37) and a three-story building (Lot 36) containing approximately 7,000 square feet of light industrial space. The existing buildings are currently vacant, and were most recently used as a woodworking shop. The site does not currently contain on-site parking or loading and no on-site parking or loading is required or proposed for the Project. Publicly-accessible open space in the form of an approximately 600-square foot terrace on the front of the building at the top (7th) floor will be provided pursuant to Planning Code Section 138. The Project does not seek any exceptions under Section 309 of the Code. The Project site lies within a C-3-O(SD) District (Downtown Office, Special Development), and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 3:30 P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

24. 2000.343DDD (LIGHT: 558-6254)
22 LAUREL STREET, northeast side between Pacific and Jackson Streets, Lot 011A in Assessor's Block 0972 -- Request for Discretionary Review of BPA No. 9927215, proposing to construct a three-story horizontal addition to the front of the existing two-story dwelling and the addition of a second story deck at the rear in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve application as submitted.

25. 2000.637D (FALLAY: 558-6367)
350 COLLINGWOOD STREET, Lot No. 006B in Assessor's Block No. 2751 -- Request for Discretionary Review of BPA No. 2000/02/10/1497, to construct a three-story rear addition and to convert a two-unit building to a single-family dwelling in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with the condition that the third floor be eliminated and the side building wall of the proposed second floor be pulled back by five feet from the south side property line.
26. 2000.232D (MARTIN: 558-6616)
200 PAUL AVENUE, north side between Third Street and Bayshore Boulevard, Lots 001F and 001G in Assessor's Block 5431A - Staff Initiated Discretionary Review per Resolution No. 14861 for demolition of an industrial building in the Industrial Protection Zone (IPZ) and the Industrial Protection Zone Buffer which does not result in displacement and construction of a new approximately 87,000 square foot industrial building. The property is in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review.

Note: The following item will not be heard before 5:30 p.m.

27. 2000.009E (JAROSLAWSKY: 558-5970)
1800 MISSION STREET - THE ARMORY -Appeal of a Preliminary Negative Declaration. Assessors block 3547, lot 001. The project site contains the State Armory building, a city landmark containing approximately 200,000 square feet. The proposed project includes rehabilitation of the building, addition and conversion of use from vacant to office use. The total new square footage of the structure would be approximately 300,000 and would include 32 below-ground, off-street parking spaces and a loading area. There would be no substantial expansion of the building envelope. The 68,722 square foot project site is composed of one lot containing frontages on Mission, Fourteenth and Julian Streets. The site is within a C-M (Heavy Commercial) District and 65-B Height and Bulk District within the Mission District neighborhood. A variance would be required to provide fewer than the Planning Code required amount of parking and loading spaces.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of September 7, 2000)

Adjournment: ____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 21, 2000
1:30 PM

Regular Meeting

President: Anita Theoharis
Vice President: Beverly Mills
Commissioners: Dennis Antenore; Hector Chinchilla; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

DOCUMENTS DEPT.

SEP 22 2000

SAN FRANCISCO
PUBLIC LIBRARY

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 P.M. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.397C (KIM: 558-6290)
1850 IRVING STREET, northeast corner at Irving Street and 20th Avenue; Lot 025 in Assessor's Block 1731- Request for Conditional Use Authorization to allow the installation of 16 panel antennas and an interior equipment shelter on the ground floor of an existing mixed-use building as part of a wireless telecommunication network, pursuant to Planning Code Section 711.83, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District. The proposal is to construct a fiberglass extension to an existing rooftop penthouse and flush mount a total of 16 panel antennas on all four sides. Each antenna measures approximately 36" tall by 10.25" wide and 3" deep. The top of the antennas would be approximately 115'-6" above sidewalk grade. All antennas would be painted to match the fiberglass penthouse. The equipment cabinet would be located on the ground floor and would not be visible from the street.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 28, 2000)
2. 2000.884D (PURVIS: 558-6354)
688 POWHATTAN AVENUE
Appeal of a determination of compatibility, pursuant to Planning Code Section 242(e)(6)(B), of Building Permit Application No. 2000/04/04/6293, to construct a 3-story, single-family dwelling at a height of 30 feet and with two off-street parking spaces. The project site is within an RH-1 (Residential, House, One-Family) District, with a 40-X Height and Bulk designation and is within the Bernal Heights Special Use District.
Preliminary Recommendation: Take Discretionary Review
(Proposed for Continuance to October 5, 2000)
3. 2000.052E (JAROSLAWSKY: 558-5970)
14, 20, 26, 32, 38, 50 and 56 ARCO WAY - Appeal of a Preliminary Negative Declaration.
The vacant project site is located on lots 024 through 028, lot 032, lots 037 through 039 and lot 051 located on block 3154 within the Outer Mission District of the City of San Francisco. The proposed project includes the rezoning of the ten legal lots from Public (P) to Residential House-One Family (RH-1) with a 40-X Height and Bulk Designation and the construction of one, single-family structure on each legal lot. Each structure would be approximately 2,000 square feet, contain a two-car garage and be a maximum of 30 feet in height. Nine lots would contain 25 feet of frontage along Arco Way and one lot would be a flag lot. The lots are along the northern side of Arco Way and range from 1,973 square feet to 9,900 square feet and abut the Bay Area Rapid Transit tracks to the north.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to October 26, 2000)

4. 2000.415C (M. SNYDER: 575-6891)
510 - 3RD STREET, southwest corner of 3rd Street and Bryant Street, Lot 115 in Assessor's Block 3776 -- Request for Conditional Use authorization under Planning Code Section 817.73 to install three sectors of antennas (four antennas in each sector) on the building's rooftop penthouse, in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District. The antennas would be flush mounted to the penthouse approximately 85-feet above grade or 6.5-feet above the height of the building's parapet. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennas and related equipment would be part of a wireless telecommunications network operated by Nextel Communications.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 10, 2000)
(Proposed for Indefinite Continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of August 17, 2000.
6. Commission Matters
7. Status Report of the Smith-Kettlewell Institute.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

10. (ALUMBAUGH: 558-6601)

BETTER NEIGHBORHOODS 2002 CONSULTANT CONTRACTS

Consideration of a proposal to approve resolutions authorizing the Director of Planning to enter into contract with urban design, transportation planning, and economic and real estate consultants for funded work associated with the Better Neighborhoods 2002 program.

Preliminary Recommendation: Approval

E. REGULAR CALENDAR

11. 2000.821Q (SANCHEZ: 558-6679)

1649-57 GREENWICH STREET, south side between Gough and Franklin Streets, Lot 33 in Assessor's Block 521, five-unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three Family) District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.

Preliminary Recommendation: Approval with Conditions

12. 2000.538C (MARTIN: 558-6616)

3333 - 25TH STREET, also known as 1045 Capp Street, at the southeast corner of 25th Street and Capp Street, Lot 045, Assessor's Block 6527 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install a total of sixteen (16) antennae on the roof of the existing building, comprised of four (4) sectors with four (4) antennae per sector, with the base transceiver station to be located on the roof, as part of a wireless communication network in an RM-2 (Residential, Mixed) Moderate Density Zoning District and 50-X Height and Bulk Districts.

Preliminary Recommendation: Approve with conditions

(Continued from Regular Meeting of September 7, 2000)

Note: On September 7, 2000, following public comment, the Commission voted to continue the matter instructing project sponsor to provide bilingual notification and follow up meetings with the neighbors. Public Comment remains open.

13. 2000.824C (YOUNG: 558-6346)

1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to consider revocation, modification, or placement of additional conditions on a conditional use authorization approved on December 17, 1998, for the conversion of a vacant commercial space, the former Figoni Hardware Store, into a full-service restaurant and bar, per Planning Code Sections 722.41 and 722.42. The proposed full-service restaurant and bar is located on the ground floor level of an existing three-story residential over commercial building. The proposal was approved under Building Permit Application No. 9912999. There have been unresolved complaints from the community in relation to the construction and operation of the facilities and the eviction of residential tenants within the building.

Planning Commission to schedule a subsequent hearing to consider the revocation, modification, or placement of additional conditions on the conditional use authorized in Motion No. 14785 under Case No. 1998.243C.

(Continued from Regular Meeting of September 7, 2000)

14. 2000.136C (MARTIN: 558-6616)
1026 FOLSOM STREET, northwest corner of Folsom and Harriet Streets (between 6th and 7th Streets), Lot 015 in Assessor's Block 3731 -- Request for a Conditional Use authorization to allow the construction of twelve live/work units in the Mixed Use Housing Buffer Zone, per Planning Commission Resolution No. 14861, and in the South of Market Service/Light Industrial/Residential (SLR) Mixed Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
15. 2000.602C (BORDEN: 558-6321)
4260 MISSION STREET, the southwest corner of Castle Manor Avenue and Mission Street; Lot 1 in Assessor's Block 6802 -- Request for Conditional Use authorization to allow the installation of eleven panel antennas at the roof, and the associated equipment cabinet at the ground floor of an existing mixed-use building, as part of a wireless telecommunications network operated by Nextel Communications, pursuant to Planning Code Section 711.83, in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
16. 2000.747C (DiBARTOLO: 558-6291)
2302 POLK STREET, east side between Green and Union Streets; Lot 15 in Assessor's Block 548: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a Full-Service Restaurant in the Polk Street Neighborhood Commercial District (NCD) and a 65-A Height and Bulk District. The proposal is to allow a Full-Service Restaurant to operate within the Polk Street Neighborhood Commercial District. This proposal involves changing the use from a Bank to a Full-Service Restaurant. The bank at the above referenced address is currently vacant.
Preliminary Recommendation: Approval with Conditions
17. 2000.710C (JONES: 558-6477)
470 WEST PORTAL AVENUE, west side of West Portal Avenue between 15th Street and Saint Francis Blvd; Lot 008 in Assessors Block 2484 -- Request for a Conditional Use authorization to install a wireless telecommunication facility consisting of three (3) panel antennas and four (4) equipment cabinets on the rooftop of the existing unoccupied telecommunications facility building (Pacific Bell telephone switching facility) in the RH-1(D) (Residential, Detached, Single Family) District and a 40 - X Height and Bulk District.
Preliminary Recommendation: Approval
- 18a. 1999.216C (LeBLANC: 558-6351)
741 ELLIS STREET, south side between Polk and Larkin Streets, a thru lot from Ellis to Willow Street; Lot 023 in Assessor's Block 0740 -- Request for Conditional Use authorization to (a) construct a building exceeding 40 feet in height and (b) provide off-street parking in excess of that allowed as accessory in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (#1) and an 80-T Height and Bulk District. The proposal is to construct a 4-story, approximately 50-foot high building with 9 dwelling units and 8 off-street parking spaces. The Zoning Administrator will conduct a joint hearing on a request for a Variance for (a) rear yard, (b) open space, and (c) permitted obstructions.
Preliminary Recommendation: Approval with Conditions

- 18b. 1999.216V (LeBLANC: 558-6351)
741 ELLIS STREET, south side between Polk and Larkin Streets, a thru lot from Ellis to Willow Street; Lot 023 in Assessor's Block 0740 in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (#1) and an 80-T Height and Bulk District. -- REAR YARD, OPEN SPACE AND PERMITTED OBSTRUCTIONS VARIANCES SOUGHT: The proposal is to construct a 4-story, approximately 50-foot high building with 9 dwelling units and 8 off-street parking spaces without providing the required rear yard or open space, and including permitted obstructions that exceed the allowable dimensions.
19. 2000.553C (PURVIS: 558-6354)
1129 FOLSOM STREET, south side between 7th and 8th Streets, through lot from Folsom Street to Decker Alley; Lot 99 in Assessor's Block 3755 -- Request for Conditional Use Authorization under Planning Commission Resolution No. 14861 to permit the conversion of a two-story commercial building into a mixed-use, commercial and live/work building containing one live/work unit. The site is within an SLR (Service/Light Industrial/Residential) District with a 50-X Height and Bulk Designation and is within the IPZ (Industrial Protection Zone) Buffer.
Preliminary Recommendation: Approval with Conditions
20. 1999.296M (RODGERS: 558-6395)
TELECOMMUNICATIONS FACILITIES SECTION OF THE COMMUNITY FACILITIES ELEMENT--CONSIDERATION OF ADOPTION--Public hearing and consideration of adoption of the Telecommunications Facilities Section, an amendment to the Community Facilities Element of the General Plan of the City and County of San Francisco. The Telecommunications Facilities Section contains objectives and policies for the siting, visual appearance, and distribution of wireless telecommunications services facilities in San Francisco. The Section is based upon the San Francisco Planning Department's August 15, 1996 *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*.
Preliminary Recommendation: Adopt Telecommunications Facilities Section.
21. 2000.200E (EDMONDSON: 558-6384)
2412 Harrison Street Live/Work Development -- **Appeal of a Preliminary Negative Declaration:** The project site is located on Block 3612, Lot 2, at 2412 Harrison Street between 20th and 21st Streets and adjacent to the San Francisco Recreation and Parks Department's Mission Center. The project sponsor proposes to demolish the two existing commercial warehouse buildings (2-stories and 1-story, respectively), a total of 16,736 square feet. The project sponsor proposes to construct a 40-foot high 3-story building containing parking and live/work units on the ground floor and live/work units on the upper floors for a total of 28 parking spaces and 28 live/work units. New construction would total about 50,140 square feet, of which approximately 36,370 square feet would be live/work space, 3,470 square feet would be common area (including circulation and lobby), and 10,300 square feet would be a ground-floor parking garage (28 independently accessible off-street parking spaces, one (1) off-street loading space, mechanical space and tenant storage). The proposed building would have 100% lot coverage at the ground level. The upper floors would be set back 15' from the rear property line. The building would have an FAR of 2.6 to 1, less than the allowable 5:1. The project site is located in the C-M Heavy Commercial Zoning District and the 40-X Height and Bulk District. It lies within the Mixed Use Housing Zone of the Industrial Zoned Land Interim Zoning Controls where new live/work development is a principally permitted use.
Preliminary Recommendation: Uphold Negative Declaration

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 4:00 P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

22. 2000.200D**2412 HARRISON STREET**

(A. WONG: 558-6381)

This is a voluntary Discretionary Review of Demolition Permit Application No. 2000/08/02/6780 and Building Permit Application No. 2000/08/02/6778, proposing to demolish two buildings (one, one-story and one, two-story) and to construct a 28-unit live/work project. The project site is within a C-M (Heavy Commercial) District, a 40-X Height and Bulk District, and a Mixed-Use Housing Zone.

Preliminary Recommendation: Take Discretionary Review and approve project with conditions.

23. 2000.932D

(BRESSANUTTI: 575-6892)

637 NATOMA STREET/1132 HOWARD STREET, between 7th Street and 8th Street, Lots 015 and 036 in Assessor's Block 3727--Request for Discretionary Review of Building Permit Application No. 9826478s for new construction of a 3-story (plus mezzanines) building containing nine live/work units and 10 ground level off-street parking spaces. The project is within the RED (Residential Enclave District) and a 40-X Height and Bulk District along Natoma Street, and the SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District along Howard Street, and in a Mixed Use Housing Zone.

Preliminary Recommendation: Do not take Discretionary Review and Approve as proposed.

24. 2000.775D

(MEHRA: 558-6257)

1111 LAKE STREET, south side between Funston and 12th Avenues, Lot 048 in Assessor's Block 1372 -- Request for Discretionary Review of BPA No. 200003275485S, proposing to construct a five foot by fourteen foot, three-story horizontal addition at the rear and three foot by twelve foot addition at the side of a three-story, single-family house in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as submitted.

25. 2000.876D

(MEHRA: 558-6257)

2763 GREEN STREET, south side between Baker and Broderick Streets, Lot 024 in Assessor's Block 0955 -- Request for Discretionary Review of BPA No. 200003295753S, proposing to construct a two-story horizontal addition at the rear of a two-story single-family house in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as submitted.

Adjournment: _____

NOTE: At the October 4, 2000 hearing, the Landmarks Preservation Advisory Board (Landmarks Board) will hold a public hearing on the Draft Preservation Element of the General Plan. The Draft Preservation Element is available for review on the Department's website: <http://sfgov.org/planning>. Copies are also available by calling Catherine Bauman at 558-6287. Comments received through this hearing date will be incorporated into a draft that will be considered by the Landmarks Board at a future hearing. At that hearing, the Landmarks Board will consider adopting a resolution advising the Planning Commission to adopt the Draft Preservation Element.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 28, 2000

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

SEP 25 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore, Hector Chinchilla, William W. Fay, Cynthia Joe, Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore, Hector Chinchilla, William W. Fay,
Cynthia Joe, Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
Prior Action: Public comment was closed at the February 17, 2000 hearing. The Commission continued the item to allow further discussion between the project sponsor and neighbors.
(Continued from Regular Meeting of August 17, 2000).
Note: On June 15, 2000, the Commission passed the following motions:
1st Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further on the 4th floor; 2) project sponsor to continue to work with staff on architectural detailing of the facade with specific reference to the skylight on the 3rd floor. Vote of +2 -2. Commissioners Antenore and Joe voted no. Commissioners Theoharis, Martin and Mills were absent.
2nd Motion: Take Discretionary Review with the following changes: 1) remove 4th floor 2) modify the front facade to fit into the character of the neighborhood. Vote +2 -2. Commissioners Chinchilla and Richardson voted no. Commissioners Theoharis, Martin and Mills were absent.
Note: On July 27, 2000, the representative of the project sponsor submitted revised plans. The Commission continued the matter for one week so they, staff, and the Discretionary Review Requestor would have an opportunity to review the new submission.
Note: On August 3, 2000, a motion to take Discretionary Review and remove the 4th floor failed to carry by a vote of +3 -3. The matter was continued to August 17, 2000. Commissioners Mills, Chinchilla and Richardson voted no. Commissioner Salinas was excused.
Note: On August 17, 2000, the Commission passed the following motions:
1st Motion: Take Discretionary Review with the following changes: 1) remove 4th floor; 2) modify the front facade to fit into the character of the neighborhood. Vote of +3 -3. Commissioners Chinchilla, Mills and Salinas voted no.
2nd Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further on the 4th floor; 2) modify the front facade to fit into the character of the neighborhood. Vote of +3 -3. Commissioners Theoharis, Antenore and Joe voted no.
(Proposed for Continuance to October 5, 2000)
2. 2000.118E (BUFORD: 558-5973)
HARDING GOLF COURSE, Appeal of Preliminary Negative Declaration. The proposed project involves the upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco.

The existing nine-hole Fleming Course would not be substantially altered. The proposed project would include: removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events. The proposed project would include construction of a driving range at a new location, double-decked with lighting to allow nighttime use; the existing driving range would be upgraded. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.

(Continued from Regular Meeting of September 14, 2000)

Preliminary Recommendation: Uphold Negative Declaration

(Proposed for Continuance to October 5, 2000)

3. 1999.410E (HELMUTH: 558-5971)

450 RHODE ISLAND STREET DEVELOPMENT - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT - The project site occupies Assessor's Block 3978, Lot 001, bounded by 17th, Rhode Island, Kansas and Mariposa Streets, and is in an M-1 (Light Industrial) Zoning District, in an Industrial Protection Zone (IPZ), and a 40-X Height and Bulk District. The proposed project would involve the demolition of an existing auto service and repair facility and the construction of a four-story, six-level building to provide approximately 312,724 square feet of multimedia space. The building would also provide 546 off-street parking spaces, 80 bicycle spaces and two off-street loading spaces. **Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 25, 2000. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify Environmental Impact Report.

(Proposed for Continuance to October 5, 2000)

4. 1999.410C (SCOTT: 558-6317)

450 RHODE ISLAND STREET. Assessor's Block 3978, Lot 001, bounded by 17th, Rhode Island, Kansas and Mariposa Streets --Request for Conditional Use Authorization (Planned Unit Development) to allow an alternate method of height measurement, provision of more parking than the maximum and findings related to demolition of an industrial building. The proposed project would demolish a one story steel frame building occupied by an auto repair service (S. & C. Motors) to construct a new campus style building containing approximately 295,000 sq. ft. of Multimedia/business service space, ranging in height from 16.5 to 49.5 feet, and providing 546 parking spaces. The 80,000 sq. ft. site is in an M-1 (Light Industrial)

zoning district, Industrial Protection Zone (IPZ) and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to October 5, 2000)

5. 1999.243D (BANALES: 558-6339)
673-683 BRANNAN STREET/168-178 BLUXOME STREET, Lots 20 and 21 in Assessor's Block 3785, Staff-initiated Discretionary Review of Building Permits Application Nos. 9907388 through 9907391, proposing new construction of 177 live/work units. The subject property is in a SLI (Service / Light Industrial) Zoning District and a 50-X Height-Bulk District. It also lies within the Industrial Protection Zone, pursuant to Planning Commission Resolution No. 14861.
Preliminary Recommendation: Do not take Discretionary review; approve project as proposed.
(Proposed for Continuance to October 5, 2000)
6. 2000.467C (TAM: 558-6325)
2362 MARKET STREET, north side of Market Street between Castro Street and 16th Street; Lot 11 in Assessor's Block 3562 - Request for a Conditional Use authorization pursuant to Planning Code Section 721.21 and 721.42, to allow the establishment of a full-service restaurant, approximately 3,375 square feet in size, in the Upper Market Neighborhood Commercial District. The proposal is to establish the Long Life Noodle Company and Jook Joint, providing approximately 80 seats and operating between 11:30 am to 11:00 pm. The proposal will include minor interior and exterior alterations that will not result in expansion of the building envelope.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to October 26, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Matters

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
10. (ALUMBAUGH: 558-6601)
BETTER NEIGHBORHOODS 2002 CONSULTANT CONTRACTS
Consideration of a proposal to approve resolutions authorizing the Director of Planning to enter into contract with urban design, transportation planning, and economic and real estate consultants for funded work associated with the Better Neighborhoods 2002 program.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of September 21, 2000)
11. (KOONTS: 558-6372/CORRETTE: 558-6295)
CENTRAL WATERFRONT CULTURAL RESOURCES SURVEY. Survey area bounded by 16th Street to the north, Islais Creek to the south, I-280 to the west and the Bay to the east. The Planning Department is asking the Planning Commission and the public to review and comment on the proposed survey. The proposed survey is the first phase of a multi-year survey that will be used to create a citywide inventory of cultural resources. The need for a citywide inventory of cultural resources is identified in the Draft Preservation Element of the General Plan, May 31, 2000.

E. REGULAR CALENDAR

- 12a. 2000.725C (KEYLON: 558-6613)
2500 MARKET STREET, north side between Diamond and Castro Streets, thru lot from Market Street to 17th Street, Lot 1 in Assessor's Block 2648- Request for Conditional Use Authorization under Planning Code Section 209.2(a) to use the existing structure as transitional housing for up to 15 homeless youths within an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for an off-street parking variance under Planning Code Section 151 and usable open space variance under Planning Code Section 135.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of September 7, 2000)
- 12b. 2000.725V (KEYLON: 558-6613)
2500 MARKET STREET, north side between Diamond and Castro Streets, thru lot from Market Street to 17th Street; Lot 1 in Assessor's Block 2648 in an RH-3 (Residential House, Three-Family) District and 40-X Height and Bulk District. **OFF-STREET PARKING AND USABLE OPEN SPACE VARIANCES SOUGHT:** The proposal is to establish transitional housing for up to 15 homeless youths in the currently vacant two-story, former City Athletic Club building, without providing any required off-street parking or usable open space.
(Continued from Regular Meeting of September 7, 2000)
13. 2000.546C (SANCHEZ: 558-6679)
1320 VAN NESS AVENUE- (REGENCY THEATER), northeast corner at Sutter

Street; Lot 013 in Assessor's Block 0670: Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of twelve antennas and a base transceiver station on an existing four-story over basement building (Regency Theater) as part of Nextel's wireless telecommunications network in an RC-4 (Residential-Commercial Combined, High Density) District and a 130-V Height and Bulk District within the Van Ness Special Use District.
Preliminary Recommendation: Approval with conditions

14. 2000.824C (YOUNG: 558-6346)
1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to consider revocation, modification, or placement of additional conditions on a conditional use authorization approved on December 17, 1998, for the conversion of a vacant commercial space, the former Figoni Hardware Store, into a full-service restaurant and bar, per Planning Code Sections 722.41 and 722.42. The proposed full-service restaurant and bar is located on the ground floor level of an existing three-story residential over commercial building. The proposal was approved under Building Permit Application No. 9912999. There have been unresolved complaints from the community in relation to the construction and operation of the facilities and the possible eviction of residential tenants within the building.
Preliminary Recommendation: Planning Commission to schedule a subsequent hearing to consider the revocation, modification, or placement of additional conditions on the conditional use authorized in Motion No. 14785 under Case No. 1998.243C.
(Continued from Regular Meeting of September 21, 2000)
15. 2000.397C (KIM: 558-6290)
1850 IRVING STREET, northeast corner at Irving Street and 20th Avenue; Lot 025 in Assessor's Block 1731- Request for Conditional Use Authorization to allow the installation of 16 panel antennas and an interior equipment shelter on the ground floor of an existing mixed-use building as part of a wireless telecommunication network, pursuant to Planning Code Section 711.83, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District. The proposal is to construct a fiberglass extension to an existing rooftop penthouse and flush mount a total of 16 panel antennas on all four sides. Each antenna measures approximately 36" tall by 10.25" wide and 3" deep. The top of the antennas would be approximately 115'-6" above sidewalk grade. All antennas would be painted to match the fiberglass penthouse. The equipment cabinet would be located on the ground floor and would not be visible from the street.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of September 14, 2000)
16. 2000.709C (JONES: 558-6477)
246-260 JUDAH STREET, north side of Judah Street between 8th Avenue and 7th Avenue; Lot 023 in Assessors Block 1762 -- Request for a Conditional Use authorization to install a wireless telecommunication facility consisting of three (3) panel antennas and three (3) equipment cabinets on the rooftop of the existing three-story, approximately 38-foot high, Mixed Use (residential over commercial) building in the NC-2 (small scale neighborhood commercial) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

17. 2000.401C (SNYDER: 575-6891)
1177 HARRISON STREET, southeast side between 7th and 8th Streets, Lot 131 in Assessor's Block 3758 -- Request for Conditional Use authorization under Planning Code Section 817.73 and 227(h) to install three sectors of antennas (four antennas in each sector) on the building's rooftop, in an SLI (Service/Light Industrial) District and a 30-X Height and Bulk District. The antennas would be mounted on poles on the rooftop approximately 37.5 feet above grade or 4.5-feet above the height of the building's parapet. The first sector would be installed on the southwest side of the building approximately 46-feet from the front of the building. The second sector would be installed on the northeast side of the building approximately 25-feet from the front of the building. The third sector would be installed at the east corner of the building. The antennas would not be screened. As part of the proposal, a base transceiver station would be installed on the property. The installation of the antennas and related equipment would be part of a wireless transmission network operated by Nextel Communications.
Preliminary Recommendation: Approval with conditions
18. 2000.640C (SNYDER: 575-6891)
1200 FOLSOM STREET, northwest corner of Folsom Street and 8th Street, Lot 6 in Assessor's Block 3729 -- Request for Conditional Use authorization under Planning Code Sections 816.73 and 227(h) to install three panel antennas on the Folsom Street - 8th Street corner of the rooftop in a SLR(Service / Light Industrial / Residential Mixed Use) District and a 50-X Height and Bulk District. The antennas would be installed within a stealth exhaust vent and would be approximately 30.66-feet above grade or 7.66-feet above the height of the building's parapet; the antennas would be setback from the Folsom Street frontage by approximately 5-feet and setback from the 8th Street frontage by approximately eight-feet. As part of the proposal, a base transceiver station would be installed on the property. The installation of the antennas and related equipment would be part of a wireless transmission network operated by Sprint PCS.
Preliminary Recommendation: Approval with conditions
19. 2000.788C (WONG: 558-6381)
3126 - 22ND STREET, north side, between South Van Ness Avenue and Capp Street; Lot 012 in Assessor's Block 3615 - Request for Conditional Use authorization to reduce the number of off-street parking spaces for a residential use required in a NC-1 (Neighborhood Commercial Cluster) Zoning District and a 50-X Height and Bulk District, pursuant to Planning Code Section 161(j). This proposal is to change the use of the first floor from office to residential in order to legalize the residential use and, thereby, establish a two-unit dwelling. Alterations to the exterior consist of the replacement and reconstruction of the rear stair, and modifications to the first floor interior will be to legalize the first floor unit and to address violations of the Building Code. In addition, the proposal includes the construction of an arbor, not to exceed 8'-0" in height, in the rear yard.
Preliminary Recommendation: Approval with Conditions

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00** P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with

up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

20. 2000.878D (KEYLON: 558-6613)
652 16TH AVENUE, between Balboa & Cabrillo, Lot 028 in Assessor's Block 1629 -- Request for Discretionary Review of BPA No. 200003033387, proposing to extend all three existing floors at the rear, add a two-story extension beyond the new three-story extension and construct a new fourth floor on top of an existing three-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with staff modifications.
21. 2000.905D (KEYLON: 558-6613)
43 STARVIEW WAY, Lot 009, in Assessor's Block 2833. Request for Discretionary Review of BPA No. 200006021588, to construct a third floor addition, approximately 390 square feet, at the front of an existing two-story, single family dwelling within RH-1 (Residential House, One-Family) District; and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with staff modifications.
22. 1998.559D (MARTIN: 558-6616)
1 ARKANSAS STREET, east side between 16th and 17th Streets, Lot 001C in Assessor's Block 3952 -- Request for Discretionary Review of BPA 99211187S, proposing conversion of a 32,116 gross square foot manufacturing/warehouse/office use to an Internet Technology/Business Service use. The property is in an M-2 (Heavy Industrial) Zoning District, the Industrial Protection Zone and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

Adjournment: _____

NOTE: At the October 4, 2000 hearing, the Landmarks Preservation Advisory Board (Landmarks Board) will hold a public hearing on the Draft Preservation Element of the General Plan. The Draft Preservation Element is available for review on the Department's website: <http://sfgov.org/planning>. Copies are also available by calling Catherine Bauman at 558-6287. Comments received through this hearing date will be incorporated into a draft document that will be considered by the Landmarks Board at a future hearing. At that hearing, the Landmarks Board will consider adopting a resolution advising the Planning Commission to adopt the Draft Preservation Element.

San Francisco Main Library
Government Documents Section
Civic Center
San Francisco CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 5, 2000
1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT - 5 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore, Hector Chinchilla, Cynthia Joe, William W. Fay, Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; Cynthia Joe;
William W. Fay; Jim Salinas, Sr.

A. **ITEMS PROPOSED FOR CONTINUANCE**

1. 1999.579C (GORDON: 558-6309)
301 1ST STREET, at the southeast corner of First and Folsom Streets, Lot 32 in Assessor's Block 3748 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process to allow: (1) a structure over 40 feet in height in an R zoning district per Planning Code Section 253; (2) site coverage at ground level exceeding 80% on a sloping site per Planning Code Section 249.1(b)(1)(B); (3) separation between towers, above a height of 150 feet, of 80 feet rather than 150 feet, as required by Planning Code Section 270(e), pursuant to Planning Code 271; (4) exceptions to bulk limits of the "R" bulk district as stated in Planning Code Section 270 (e), pursuant to Planning Code Section 271; (5) parking within 25 feet of the street frontage on the ground floor on a small portion of the site per Planning Code Section 249.1(c)(5)(C); (6) a reduction in the loading requirement of Planning Code Section 152 from 2 spaces to 1 space per Planning Code Sections 304; (7) a small portion of the common open space to be provided in solaría (the fitness room and activity room) per Planning Code Sections 135(g)(3), 249.1(c)(4) and 304(d)(3); and (8) up to 1,000 gross square feet of the commercial space to be a small self-service restaurant as required by Planning Code Sections 304(d)(5) and 710.44. The site is within the RC-4 (Residential Commercial High Density) District and the Rincon Hill Special Use District - Residential Subdistrict. The northern portion of the site is in a 200-R Height and Bulk district; the southern portion of the site is in a 250-R Height and Bulk district.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to October 12, 2000)
2. 2000.884D (PURVIS: 558-6354)
688 POWHATTAN AVENUE, Appeal of a determination of compatibility, pursuant to Planning Code Section 242(e)(6)(B), of Building Permit Application No. 2000/04/04/6293, to construct a 3-story, single-family dwelling at a height of 30 feet and with two off-street parking spaces. The project site is within an RH-1 (Residential, House, One-Family) District, with a 40-X Height and Bulk designation and is within the Bernal Heights Special Use District.
Preliminary Recommendation: Take Discretionary Review
(Continued from Regular Meeting of September 21, 2000)
(Proposed for Continuance to October 12, 2000)
3. 1997.433A (KOMETANI: 558-6478)
22 ALTA STREET, north side between Montgomery and Sansome Streets. Lot 34A in Assessor's Block 106 -- Request for Certificate of Appropriateness authorization, under Article 10 of the Planning Code, to construct a new, one-unit, residential building, two-stories at the front (Alta Street) elevation and five-stories at the rear in the Telegraph Hill Historic District. The subject property is zoned RH-3 (House, Three-Family) District and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to October 19, 2000)

4. 1998.967C (MILLER: 558-6344)
3132 - 23RD STREET, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 2628 - Planning Commission-mandated one-year review for compliance with conditions of approval of Motion No.14810 authorizing a **CONDITIONAL USE** to establish a **PLANT NURSERY WITH ASSOCIATED RETAIL SALES** in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 17, 2000)
Note: On May 11, 2000, the Commission continued the matter to August 17, 2000 to allow compliance with conditions of approval.
Note: On August 17, 2000, the Commission continued the matter to October 5, 2000.
This continuance is to allow for the required variance hearing to take place – currently scheduled for Wednesday, September 27, 2000.
Note: Results from the Variance Hearing rescheduled for October 25, 2000 will be reported to the Commission on November 9, 2000.
(Proposed for Continuance to November 9, 2000)
5. 2000.943TZ (LORD: 558-6311)
GLEN PARK SPECIAL USE SUBDISTRICT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by modifying the current NC-2 zoning controls in the vicinity of Monterey Boulevard, Diamond and Bosworth Streets to create a Glenn Park Special Use District. The proposed changes to the existing NC-2 zoning include;
* use controls intended to prohibit new non-residential uses that exceed 3,999 square feet of floor area; and
* map amendments to include the following Assessor's Blocks and Lots in the Glenn Park Special Use Subdistrict. Assessor's Block/Lot - 6739/006; 6740/003, 003A, 004, 017, 018, 019, 020; 6742/007, 008, 009, 010, 011, 012, 013, 014, 014A, 019, 020, 021, 022, 029, 030, 031; 6744/020, 021, 025, 026, 027, 031; 6745/025A, 026, 027, 028, 029, 044, 046, 060, 063; 6756/001, 009, 010, 011, 036; 6768/001, 003, 004, 037, 038, 039, 045.
(Proposed for Indefinite Continuance)
6. 2000.682C (BRESSANUTTI: 575-6892)
290 VALENCIA STREET, northwest corner of 14th Street; Lot 10 in Assessor's Block 3533: Request for Conditional Use Authorization, per Section 303(e) of the Planning Code, to change the existing Conditional Use Authorization for a 36-unit senior apartment project, approved for rental units, to allow owner-occupied units as well as rental units. All other aspects of the existing approval, including the occupancy by senior citizens and the requirement that 10 percent of the units be below market rate, would remain unchanged. The project is in a C-M (Heavy Commercial) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapprove.
(Proposed for Indefinite Continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up

to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of August 24, 2000 and September 7, 2000.
8. Commission Matters

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
11. Status Report of the Job Housing Program
12. Status Report on Supervisors Katz' Legislation regarding live/work.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

13. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
Note: On June 8, 2000, following public testimony, the Commission closed public comment and continued the matter to give staff time to review permit history.
(Continued from Regular Meeting of September 14, 2000)

F. REGULAR CALENDAR

14. 2000.1007T (LORD: 558-6311)
LIVE-WORK TO LOFT HOUSING AMENDMENT, Initiate amendments to Part II, Chapter 11, of the San Francisco Municipal Code (Planning Code) by amending Sections 102.7 and 102.13 to redefining "live/work" units as "loft housing" and classifying them as residential uses; repealing Section 233 regarding live/work; adding Section 232 to establish requirements for loft housing that would subject it to existing live/work controls except that there would be no restriction on the nature of work which could be performed in the unit so long as the use is permitted in the SSO (Service/Secondary Office) zoning district and no requirement that the occupant(s) work in the unit, would require loft housing to comply with

inclusionary housing policies, would establish and in-lieu payment for affordable housing requirements in the 40/85 foot height district contained wholly within the South of Market Residential Service District (RSD), would require loft housing in residential areas to comply with all requirements for residential uses including the residential design guidelines, would require loft housing constructed in areas not zoned residential to comply with all requirements for residential uses except for height, front setback and open space requirements, would prohibit existing live/work units from being used or converted to office space, and establishes minimum dwelling unit air and light exposure standard; states that this ordinance supersedes any inconsistent Planning Commission policies.

Preliminary Recommendation: Initiate

15. (RICH: 558-6345)

General Plan Referral for Urban Design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements.

Preliminary Recommendation: Finding of conformance with the General Plan.

(Continued from Regular Meeting of September 7, 2000)

16. 2000.118E (BUFORD: 558-5973)

HARDING GOLF COURSE, Appeal of Preliminary Negative Declaration. The proposed project involves the upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco. The existing nine-hole Fleming Course would not be substantially altered. The proposed project would include: removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events. The proposed project would include construction of a driving range at a new location, double decked with lighting to allow nighttime use; the existing driving range would be upgraded. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.

(Continued from Regular Meeting of September 28, 2000)

Preliminary Recommendation: Uphold Negative Declaration

17. 1999.410E (HELMUTH: 558-5971)

450 RHODE ISLAND STREET DEVELOPMENT- CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT - The project site occupies Assessor's Block 3978, Lot 001, bounded by 17th, Rhode Island, Kansas and Mariposa Streets, and is in an M-1 (Light Industrial) Zoning District, in an Industrial Protection Zone (IPZ), and a 40-X Height and Bulk District. The proposed project would involve the demolition of an existing auto service and repair facility and the construction of a four-story, six-level building to provide approximately 312,724 square feet of multimedia space. The building would also provide 546

Off-street parking spaces, 80 bicycle spaces and two off-street loading spaces. **Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 25, 2000. The Planning Commission does not conduct public review of Final EIRs. Public comment on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify EIR.

(Continued from Regular Meeting of September 28, 2000)

18. 1999.410C (SCOTT: 558-6317)
450 RHODE ISLAND STREET. Assessor's Block 3978, Lot 001, bounded by 17th, Rhode Island, Kansas and Mariposa Streets --Request for Conditional Use Authorization (Planned Unit Development) to allow an alternate method of height measurement, provision of more parking than the maximum and findings related to demolition of an industrial building.. The proposed project would demolish a one story steel frame building occupied by an auto repair service (S. & C. Motors) to construct a new campus style building containing approximately 295,000 sq. ft. of Multimedia/business service space, ranging in height from 16.5 to 49.5 feet, and providing 546 parking spaces. The 80,000 sq. ft. site is in an M-1 (Light Industrial) zoning district, Industrial Protection Zone (IPZ) and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 28, 2000)
19. 2000.035C (NIKITAS: 558-6306)
1101-1123 FILLMORE STREET, northwest corner of Fillmore Street and Golden Gate Avenue; Lot 052, in Assessor's Block 0755 -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing 31-unit apartment building as part of Sprint's wireless telecommunications network in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 50-X Height and Bulk District. The subject site is within the Western Addition A-2 Redevelopment Area and is a Preference 5 location.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 24, 2000)
20. 1999.812L (LIGHT: 558-6254)
3200 CALIFORNIA STREET, north side of the street between Presidio Avenue and Walnut Street, Lot 6 in Assessor's Block 1021: The San Francisco Planning Commission will consider a proposal for Landmark Designation of the San Francisco Jewish Community Center. The proposal for Landmark Designation of this property was recommended by the Landmarks Preservation Advisory Board at its regular hearing of August 16, 2000. The site is in an RM-1 (Residential, Mixed, Low-Density) zoning district, and a 40-X height and bulk district.
Preliminary Recommendation: Disapproval

G. SPECIAL DISCRETIONARY REVIEW HEARING

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(not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

21. 1999.243D (BANALES: 558-6339)
673-683 BRANNAN STREET/168-178 BLUXOME STREET, south side of Brannan Street between 5th and 6th Streets, Lots 20 and 21 in Assessor's Block 3785, Staff-initiated Discretionary Review of Building Permits Application Nos. 9907388 through 9907391, proposing new construction of 177 live/work units. The subject property is in a SLI (Service / Light Industrial) Zoning District and a 50-X Height-Bulk District. It also lies within the Industrial Protection Zone, pursuant to Planning Commission Resolution No. 14861.
Preliminary Recommendation: Do not take Discretionary review; approve project as proposed.
(Continued from Regular Meeting of September 28, 2000)
22. 1999.858D (M. SNYDER: 575-6891)
241 - 8TH STREET, east side between Howard and Clementina Streets, Lots 35 and 36 (to be merged) in Assessor's Block 3730 -- Request for Discretionary Review of Building Permit No. 200005220612, proposing to demolish an existing shed building and to construct an approximately 50-foot tall building containing 14 live/work units and 14 off-street parking spaces in an SLR (Service/Light Industrial/Residential Mixed Use) District, a Mixed-Use Housing Zone, and a 50-X Height and Bulk District.
Preliminary Recommendations: Do not take Discretionary Review and approve the project as proposed.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 12, 2000

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT 11 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore, Hector Chinchilla; William W. Fay, Cynthia Joe, Jim Salinas, Sr.,

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
Cynthia Joe; Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.579C (GORDON: 558-6309)

301 1ST STREET, at the southeast corner of First and Folsom Streets, Lot 32 in Assessor's Block 3748 -- A proposal to develop the site with up to 342 dwelling units, approximately 10,300 square feet of ground floor and second floor retail and professional services space, and 342 to 349 independently accessible parking spaces and 113 tandem spaces. Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process to allow: **(1)** a structure over 40 feet in height in an R zoning district per Planning Code Section 253; **(2)** site coverage at ground level exceeding 80% on a sloping site per Planning Code Section 249.1(b)(1)(B); **(3)** separation between towers, above a height of 150 feet, of 80 feet rather than 150 feet, as required by Planning Code Section 270(e), pursuant to Planning Code 271; **(4)** exceptions to bulk limits of the "R" bulk district as stated in Planning Code Section 270 (e), pursuant to Planning Code Section 271; **(5)** parking within 25 feet of the street frontage on the ground floor on a small portion of the site per Planning Code Section 249.1(c)(5)(C); **(6)** a reduction in the loading requirement of Planning Code Section 152 from 2 spaces to 1 space per Planning Code Sections 304; **(7)** a small portion of the common open space to be provided in solaría (the fitness room and activity room) per Planning Code Sections 135(g)(3), 249.1(c)(4) and 304(d)(3); and **(8)** up to 1,000 gross square feet of the commercial space to be a small self-service restaurant as required by Planning Code Sections 304(d)(5) and 710.44. The site is within the RC-4 (Residential Commercial High Density) District and the Rincon Hill Special Use District - Residential Subdistrict. The northern portion of the site is in a 200-R Height and Bulk district; the southern portion of the site is in a 250-R Height and Bulk district.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of October 5, 2000)

(Proposed for Continuance to October 19, 2000)

- 2a. 2000.291CZ (WOODS: 558-6315)

1062 OAK STREET, north side, between Divisadero and Scott Streets, Lot 19 in Assessor's Block 1216 - Request to amend the Planning Code Zoning Map to reclassify a portion of Lot 19 from an RH-3 (Residential, House Districts, Three-Family) Zoning District to an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District. Currently, the northern portion of Lot 19 (trapezoidal-shaped of approximately 113 feet wide by 82 feet deep) is zoned RH-3 and is in a 40-X Height and Bulk District; the southern portion of Lot 19 (a narrow strip of approximately 25 feet wide by 90 feet deep) is zoned NC-2 and is in a 65-A Height and Bulk District. The proposal is to reclassify the RH-3 portion of Lot 19 to NC-2 to allow the expansion of an existing car wash (Touchless Car Wash). The Height and Bulk District of the reclassified portion of Lot 19 would remain 40-X.

Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.

NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project.

Public comment will be re-opened to address proposed modifications only.

(Continued from Regular Meeting of September 14, 2000)

(Proposed for Continuance to October 26, 2000)

- 2b. 2000.291CZ (WOODS: 558-6315)

444 DIVISADERO STREET AND 1052-62 OAK STREET, northeast corner of Oak and Divisadero Streets, Lots 5, 17, 18 and 19 in Assessor's Block 1216 - Request for Conditional Use Authorization under Sections 186.1, 209.7, 303, 304 and 711.59 of the Planning Code to permit a Planned Unit Development for the expansion of an existing car wash (Touchless Car Wash) in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District with 65-A and 40-X Height and Bulk Districts.

Preliminary Recommendation: Approval with conditions.

NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.

(Continued from Regular Meeting of September 14, 2000)

(Proposed for Continuance to October 26, 2000)

3. 2000.474E (KUGLER: 558-5983)

1001 17th Street. Appeal of a Preliminary Negative Declaration. The proposed project is located at the southwest corner of 17th Street and Pennsylvania Avenue in the northern portion of the Potrero Hill Neighborhood (lots 9 & 10 of Assessor's Block 3987). The project would remove an existing single-story warehouse with office mezzanine and adjacent storage yard and would construct a new four-level over basement, 50-foot tall, commercial building of approximately 68,290 sq.ft. for business service use with retail on the ground floor. The site has an approximate area of 15,361 sq. ft.. The building entrance and access to the 57 spaces of parking (50 independently accessible and 7 tandem) in the ground and basement levels would be from Pennsylvania Avenue while the loading dock entrance would be off 17th Street. Along with about 37,000 sq.ft. of commercial/business service uses the building would contain about 2,550 sq.ft. of retail space and about 28,740 sq.ft. of parking/building service area. The proposed building would be constructed to cover the entire site. The site is zoned M-2 with a 50-X Height/Bulk District.

(Proposed for Continuance to November 16, 2000)

B. PUBLIC COMMENT

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"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or

- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

- 4.. Consideration of Adoption - draft minutes of August 24, September 7, 14, 21, 2000.
- 5. Commission Matters
- 6. PLANNING COMMISSION MEETING SCHEDULE: Consideration of a proposal to amend Article IV, Section 8 of the Rules and Regulations of the San Francisco Planning Commission by amending the Order of Business. The Planning Commission will hear testimony and consider a proposal to amend their Rules and Regulations by altering the location of the Public Comment category of their Regular Meeting agenda to allow for a more efficient use of the public's time and participation.

D. DIRECTOR'S REPORT

- 7. Director's Announcements.
- 8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

- 9. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: No recommendation at this time.
(Continued from Regular Meeting of July 20, 2000).
Note: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns.
The vote was +7 -0.
(Continued from Regular Meeting of July 20, 2000)
- 10. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
Note: On June 8, 2000, following public testimony, the Commission closed public comment and continued the matter to give staff time to review permit history.
Note: On October 5, 2000, the Commission passed a motion of intent to take Discretionary Review and approve as agreed with the Discretionary Review Requestor and Sponsor by a vote of +7 -0.
(Continued from Regular Meeting of October 5, 2000)

F. REGULAR CALENDAR

11. (RICH: 558-6345)
General Plan Referral for Urban Design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements. Preliminary Recommendation: Finding of conformance with the General Plan.
(Continued from Regular Meeting of October 5, 2000)
12. 1999.603E (GITELMAN: 559-5977)
555 MISSION STREET OFFICE PROJECT. Certification of the Final Environmental Impact Report (EIR). The proposed project involves demolition of six existing buildings and construction of a new 31-story building (about 455 feet tall including parapet) containing about 557,000 gross square feet (gsf) of office space, about 8,000 gsf of retail space, and about 38,990 gsf of below grade parking (about 150 valet spaces in two levels). A plaza of about 11,000 sf would be constructed between the new building and the office building at 101 Second Street to the west. The project site is on the south side of Mission Street, between First and Second Streets, and within the C-3-O (Downtown Office) zoning district; Assessor's Block 3721, Lots 69, 70, 78, 79, 80, and 81. **Please Note: the public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 29, 2000. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**
Preliminary Recommendation: Certify EIR.
13. 2000.118E (BUFORD: 558-5973)
HARDING GOLF COURSE, Appeal of Preliminary Negative Declaration. The proposed project involves the upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco. The existing nine-hole Fleming Course would not be substantially altered. The proposed project would include: removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events. The proposed project would include construction of a driving range at a new location, double-decked with lighting to allow nighttime use; the existing driving range would be upgraded. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.
(Continued from Regular Meeting of October 5, 2000)
Preliminary Recommendation: Uphold Negative Declaration

14. 2000.824C (YOUNG: 558-6346)
1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to consider revocation, modification, or placement of additional conditions on a conditional use authorization approved on December 17, 1998, for the conversion of a vacant commercial space, the former Figoni Hardware Store, into a full-service restaurant and bar, per Planning Code Sections 722.41 and 722.42. The proposed full-service restaurant and bar is located on the ground floor level of an existing three-story residential over commercial building. The proposal was approved under Building Permit Application No. 9912999. There have been unresolved complaints from the community in relation to the construction and operation of the facilities and the possible eviction of residential tenants within the building.
Preliminary Recommendation: Planning Commission to schedule a subsequent hearing to consider the revocation, modification, or placement of additional conditions on the conditional use authorized in Motion No. 14785 under Case No. 1998.243C.
(Continued from Regular Meeting of September 28, 2000)
15. 2000.579C (PURVIS: 558-6354)
50-68 JULIAN AVENUE, west side between 14th and 15th Streets, a through lot from Julian Avenue to Caledonia Street; Lot 22 in Assessor's Block 3547 -- Request for Conditional Use Authorization under Planning Code Sections 726.81, 726.11, 726.21 and 726.24 to construct a large institution on a lot greater than 3,000 square feet, with a non-residential use size greater than 3,000 square feet, and with an outdoor activity area, within the Valencia Street NCD (Neighborhood Commercial District) with a 50-X height and bulk designation. The project would involve demolition of three 3-story buildings on the site and construction of a 4-story, 26,560 gross-square-foot, 80-bed residential care facility. The facility would include counseling offices, a small mental health clinic, administrative offices, community space, and eight off-street parking spaces.
Preliminary Recommendation: Approval with Conditions

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
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CORRECTION

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

OCT 10 2000

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 12, 2000

1:30 PM

Regular Meeting

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. PLANNING COMMISSION MEETING SCHEDULE: Consideration of a proposal to amend Article IV, Section 8 of the Rules and Regulations of the San Francisco Planning Commission by amending the Order of Business. The Planning Commission will hear testimony and consider a proposal to amend their Rules and Regulations by altering the location of the Public Comment category of their Regular Meeting agenda to allow for a more efficient use of the public's time and participation.

(Proposed for Continuance to October 19, 2000)





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NOTICE

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chambers- Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 19, 2000
1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT 16 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
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A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.746C (YOUNG: 558-6346)
898 STOCKTON STREET, Clay and Sacramento Streets: Lot 17 in Assessor's Block 0225:
-- Request for Conditional Use Authorization pursuant to Sections 812.49 and 812.26 of the Planning Code to convert retail commercial space into a financial service institution at the ground floor and mezzanine level of an existing three-story building with an ATM (automated bank teller machine) walk-up facility at the property line within the CR-NC (Chinatown Residential Neighborhood Commercial District) and 65-A Height and Bulk District.
WITHDRAWN

2. 1999.579E (NISHIMURA: 558-5967)
301 - 1ST STREET, RESIDENTIAL DEVELOPMENT PROJECT - Certification of the Environmental Impact Report (EIR). The proposed project is removal of a 200+-space parking lot, and new construction of a two-tower residential building consisting of 342 dwelling units, 454 residential parking spaces and seven retail employee parking spaces, and 10,300 square feet of retail space on an approximately 38,000-square-foot site on the southeast corner of Folsom Street, Lot 32 in Assessor's Block 3748; within an RC-4 (Residential-Commercial, Combined, High-Density) District, Rincon Hill Special Use District -Residential Subdistrict, and 200-R and 250-R Height and Bulk Districts. One tower, on the north portion of the building, would be 200 feet high and the other tower on the south side of the building would be 250 feet high. Parking would be provided from two levels to five levels below ground on the sloping site with the entrance/exit on First Street and an exit on Grote Place off of Folsom Street, where access also would be provided for one off-street truck loading space.
PLEASE NOTE: The public hearing on the EIR is closed. The public comment period for the Draft EIR ended on August 29, 2000. The Planning Commission does not conduct public reviews of Final EIRs. Public comment on the EIR certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify the Environmental Impact Report
(Proposed for Continuance to October 26, 2000)

3. 1999.579C (GORDON: 558-6309)
301 - 1ST STREET, at the southeast corner of First and Folsom Streets, Lot 32 in Assessor's Block 3748 -- proposal to develop the site with up to 342 dwelling units in two buildings (one of approximately 200 feet in height, the other of approximately 250 feet in height), approximately 10,300 square feet of ground floor and second floor retail and professional services space, and 342 to 349 independently accessible parking spaces and 113 tandem spaces. Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process to allow: (1) a structure over 40 feet in height in an R zoning district per Planning Code Section 253; (2) site coverage at ground level exceeding 80% on a sloping site per Planning Code Section 249.1(b)(1)(B); (3) separation between towers, above a height of 150 feet, of 80 feet rather than 150 feet, as required by Planning

Code Section 270(e), pursuant to Planning Code 271; (4) exceptions to bulk limits of the "R" bulk district as stated in Planning Code Section 270 (e), pursuant to Planning Code Section 271; (5) parking within 25 feet of the street frontage on the ground floor on a small portion of the site per Planning Code Section 249.1(c)(5)(C); (6) a reduction in the loading requirement of Planning Code Section 152 from 2 spaces to 1 space per Planning Code Sections 304; (7) a small portion of the common open space to be provided in solaria (the fitness room and activity room) per Planning Code Sections 135(g)(3), 249.1(c)(4) and 304(d)(3); and (8) up to 1,000 gross square feet of the commercial space to be a small self-service restaurant as required by Planning Code Sections 304(d)(5) and 710.44. The site is within the RC-4 (Residential Commercial High Density) District and the Rincon Hill Special Use District - Residential Subdistrict. The northern portion of the site is in a 200-R Height and Bulk district; the southern portion of the site is in a 250-R Height and Bulk district.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of October 5, 2000)

(Proposed for Continuance to October 26, 2000)

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"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 9/28/00 & 10/5/00

5. Commission Matters

6. PLANNING COMMISSION MEETING SCHEDULE: Consideration of a proposal to amend Article IV, Section 8 of the Rules and Regulations of the San Francisco Planning Commission by amending the Order of Business. The Planning Commission will hear testimony and consider a proposal to amend their Rules and Regulations by altering the location of the Public Comment category of their Regular Meeting agenda to allow for a more efficient use of the public's time and participation.

(Continued from Regular Meeting of October 12, 2000)

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. Briefing on Jobs, Housing and the Use of Industrial Land.
10. Status Report - 1271-79 Lombard Street

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

11. 1999.543DD (WOODS: 558-6315)
338 - 12TH AVENUE, east side between Geary Boulevard and Clement Streets, Lot 33 in Assessor's Block 1443 -- Request for Discretionary Review of BPA No. 9901007S, proposing to add a new fourth floor, front, side, and rear additions to the existing single-unit building at the front of the property only in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
Note: On June 8, 2000, following public testimony, the Commission closed public comment and continued the matter to give staff time to review permit history.
Note: On October 5, 2000, the Commission passed a motion of intent to take Discretionary Review and approve as agreed with the Discretionary Review Requestor and Sponsor by a vote of +7 -0.
Note: On October 12, 2000, the Commission passed a vote of +7-0 to keep public comment closed with the exception of testimony regarding the accuracy of new plans.
(Continued from Regular Meeting of October 12, 2000)

F. REGULAR CALENDAR

12. JOBS-HOUSING LINKAGE PROGRAM (GREEN: 558-6411)
CONSIDERATION OF INITIATING AMENDMENT OF THE PLANNING CODE AND CONSIDERATION OF BOARD OF SUPERVISORS ORDINANCE NOS. 00276 AND 00277; Sections 313 through 313.14, and by adding 313.15, to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at least 100,000 square feet.
Preliminary Recommendation: Initiate
13. 1999.491E (JAROSLAWSKY: 558-5970)
51 - 3RD STREET (THE HEARST GARAGE) - Appeal of a Preliminary Negative Declaration. The property is on Lot 058 of Assessor's Block 3707 and is 33,118 square feet. The proposed project includes the addition of 93,432 square feet onto an existing 408,754 square foot structure in downtown San Francisco, known as the Hearst Parking Garage and currently utilized as retail space on the ground floor and garage use above. The proposal includes the addition of three stories of parking onto the existing structure. The total height of the structure would be approximately 123 feet. The total number of parking spaces in the garage would increase from 801 spaces (existing) to about 1,044 spaces (proposed). The project site is located within a C-3-O (Downtown Commercial Office) District, within the

Financial District of the City of San Francisco, where garage uses are conditionally permitted and within the 120-X Height and Bulk District.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

14. 1998.898E (DEUTSCH: 558-5965)
HETCH HETCHY WATER TREATMENT CHLORAMINE CONVERSION PROJECT - Certification of Final Environmental Impact (EIR). The project is the proposed conversion of the disinfectant for the San Francisco Public Utilities Commission (SFPUC) drinking water supply from chlorine to chloramine, to improve reliability of the system to meet water quality requirements of the federal Stage 1 Disinfectant/Disinfection By-Products Rule, promulgated by the U.S. Environmental Protection Agency in 1998. The project would involve construction of chlorine and ammonia feed systems; dechlorination and dechloramination facilities; chemical storage systems; and ancillary roadways and pipelines, mostly at existing SFPUC facilities in four locations: Tesla Portal off of Vernalis Road near Tracy in San Joaquin County; San Antonio Pump Station on Calaveras Road in Sunol Valley, Alameda County; Pulgas Water Temple vicinity on Cañada Road, San Mateo County; and Harry W. Tracy Water Treatment Plant off of Crystal Springs Road in San Mateo County.
Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 19, 2000. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify Final Environmental Impact Report
15. 1997.433A (KOMETANI: 558-6478)
22 ALTA STREET, north side between Montgomery and Sansome Streets. Lot 34A in Assessor's Block 106 -- Request for Certificate of Appropriateness authorization, under Article 10 of the Planning Code, to construct a new, one-unit, residential building, two-stories at the front (Alta Street) elevation and five-stories at the rear in the Telegraph Hill Historic District. The subject property is zoned RH-3 (House, Three-Family) District and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 5, 2000)
16. 2000.554C (MARTIN: 558-6616)
3999 MISSION STREET, at the northeast corner of Mission Street and Murray Street, Lot 020, Assessor's Block 5802 -- Request for Conditional Use Authorization under Section 710.83 of the Planning Code to install a total of three (3) antennae on the roof of the existing building, with the base transceiver station to be located on the ground, as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approve with conditions

G. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00** P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side

(not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

17. 2000.315D (BANALES: 558-6339)
358 SAN CARLOS STREET, Lot 94 in Assessor's Block 3609, west side between 20th and 21st Streets. Staff-initiated Discretionary Review of Building Permit Application No. 200006072064, proposing the merger of a three-family dwelling to a one-family dwelling. The subject property is in a RH-2, (Residential-House, Two-Family) Zoning District and a 50-X Height-Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project as submitted.
18. 2000.959D (WONG: 558-6381)
1420 DeHARO STREET, west side, between 25th and 26th Streets, Lot 034 & 035 in Assessor's Block 4282A -- Request for Discretionary Review of BPA no. 200006142648, proposing a rear extension at the second floor with roof deck at third floor and a new fire escape from the third to second floor for a two-unit building in a RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project as submitted.

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 26, 2000

1:30 PM

Regular Meeting

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

DOCUMENTS DEPT.

OCT 25 2000

SAN FRANCISCO
PUBLIC LIBRARY

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.579E (NISHIMURA: 558-5967)
301 - 1ST STREET, RESIDENTIAL DEVELOPMENT PROJECT - Certification of the Environmental Impact Report (EIR). The proposed project is removal of a 200+-space parking lot, and new construction of a two-tower residential building consisting of 342 dwelling units, 454 residential parking spaces and seven retail employee parking spaces, and 10,300 square feet of retail space on an approximately 38,000-square-foot site on the southeast corner of Folsom Street, Lot 32 in Assessor's Block 3748; within an RC-4 (Residential-Commercial, Combined, High-Density) District, Rincon Hill Special Use District -Residential Subdistrict, and 200-R and 250-R Height and Bulk Districts. One tower, on the north portion of the building, would be 200 feet high and the other tower on the south side of the building would be 250 feet high. Parking would be provided from two levels to five levels below ground on the sloping site with the entrance/exit on First Street and an exit on Grote Place off of Folsom Street, where access also would be provided for one off-street truck loading space.
(Continued from Regular Meeting of October 19, 2000)
NOTE: PUBLIC COMMENT WILL BE PERMITTED ON CERTIFICATION ISSUES ONLY.
(Proposed for Continuance to November 2, 2000)
2. 1999.579C (GORDON: 558-6309)
301 - 1ST STREET, at the southeast corner of First and Folsom Streets, Lot 32 in Assessor's Block 3748 -- A proposal to develop the site with up to 342 dwelling units in two buildings (one of approximately 200 feet in height, the other of approximately 250 feet in height), approximately 10,300 square feet of ground floor and second floor retail and professional services space, and 342 to 349 independently accessible parking spaces and 113 tandem spaces. Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process to allow: (1) a structure over 40 feet in height in an R zoning district per Planning Code Section 253; (2) site coverage at ground level exceeding 80% on a sloping site per Planning Code Section 249.1(b)(1)(B); (3) separation between towers, above a height of 150 feet, of 80 feet rather than 150 feet, as required by Planning Code Section 270(e), pursuant to Planning Code 271; (4) exceptions to bulk limits of the "R" bulk district as stated in Planning Code Section 270 (e), pursuant to Planning Code Section 271; (5) parking within 25 feet of the street frontage on the ground floor on a small portion of the site per Planning Code Section 249.1(c)(5)(C); (6) a reduction in the loading requirement of Planning Code Section 152 from 2 spaces to 1 space per Planning Code Sections 304; (7) a small portion of the common open space to be provided in solarium (the fitness room and activity room) per Planning Code Sections 135(g)(3), 249.1(c)(4) and 304(d)(3); and (8) up to 1,000 gross square feet of the commercial space to be a small self-service restaurant as required by Planning Code Sections 304(d)(5) and 710.44. The site is within the RC-4 (Residential Commercial High Density) District and the Rincon Hill Special Use District - Residential Subdistrict. The northern portion of the site is in a 200-R Height and Bulk district; the southern portion of the site is in a 250-R Height and Bulk district.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 19, 2000)
(Proposed for Continuance to November 2, 2000)

3. 2000.290C (BRESSANUTTI: 575-6892)
370-398 - 10TH STREET, northwest corner of Harrison Street; Lots 11, 12 and 13 in Assessor's Block 3520 - Request for Conditional Use Authorization to construct a four story (plus mezzanines), 50-foot-high, mixed use building with commercial space and off street parking on the ground floor and 30 live/work units on the upper floors, requiring Conditional Use Authorization to allow construction of new live/work units in the Industrial Protection Zone, across the street from the Mixed Use Housing Zone, per the Interim Zoning Controls established by Planning Commission Resolution No. 14861, in an SLR (Service/Light/Industrial/Residential) District and a 50-X height and bulk district.
Preliminary Recommendation: Approve with conditions
(Proposed for Continuance to November 2, 2000)
- 4a. 1999.821BDVC (GORDON: 558-6309)
178 TOWNSEND STREET, on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788 -- Request for Conditional Use Authorization to allow up to 49,999 square feet of office space within a building in the SLI (Service/Light-Industrial) Zoning District that is also a Contributory structure to the South End Historic District, pursuant to Planning Code Section 803.5(b). The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District and is a Contributory building to the South End Historic District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to November 2, 2000)
- 4b. 1999.821VCDB (GORDON: 558-6309)
178 TOWNSEND STREET, on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788 -- Request under Planning Code Section 321(b) (4) for authorization to add the approximately 49,002 square feet of office space to the City's Office Development Annual Limit Reserve for Smaller Buildings. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District, and is a Contributory building to the South End Historic District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to November 2, 2000)
- 4c. 1999.821BVCD (GORDON: 558-6309)
178 TOWNSEND STREET, on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788 -- Staff Initiated Discretionary Review of a project proposing renovation of an existing three-story building from auto repair to office use. Approximately 49,002 square feet of office use is proposed. The proposal would develop a new fourth floor to the existing structure to make the building four-stories and 50-feet tall. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District, and is a Contributory building to the South End Historic District.
Preliminary Recommendation: Do not take Discretionary Review
(Proposed for Continuance to November 2, 2000)
- 4d. 1999.821BCDV (GORDON: 558-6309)
178 TOWNSEND STREET, on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788. The proposal is renovation of an existing three-story building from auto repair to office use. Approximately 49,002 total gross square feet of office use is proposed, approximately 45,000 square feet of that as occupied floor area. The proposal would develop a new fourth floor to the existing structure to make the building four-stories and 50-feet tall. Request

for an off-street parking waiver pursuant to Planning Code Sections 161(m) and 307(g) to reduce the Planning Code required parking of 90 spaces, to 18 legally independently accessible off-street parking spaces, but 35 tandem/valet spaces in total. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District, and is a Contributory building to the South End Historic District.

Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to November 2, 2000)

5. 2000.052E (JAROSLAWSKY: 558-5970)
Arco Way -Appeal of a Preliminary Negative Declaration. The vacant project site is located on lots 024 through 028, lot 032, lots 037 through 039 and lot 051 located on block 3154 within the Outer Mission District of the City of San Francisco. The proposed project includes the rezoning of the ten legal lots from Public (P) to Residential House-One Family (RH-1) with a 40-X Height and Bulk Designation and the construction of one, single-family structure on each legal lot. Each structure would be approximately 2,000 square feet, contain a two-car garage and be a maximum of 30 feet in height. Nine lots would contain 25 feet of frontage along Arco Way and one lot would be a flag lot. The lots are along the northern side of Arco Way and range from 1,973 square feet to 9,900 square feet and abut the Bay Area Rapid Transit tracks to the north.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to November 9, 2000)
6. 2000.052EZ (BORDEN: 558-6321)
14, 20, 26, 32, 38, 50, and 56 ARCO WAY and Three Additional Vacant Lots, north side of Arco Way, abutting the Bay Area Rapid Transit tracks; Lots 024, 025, 026, 027, 028, 032, 037, 038, 039, and 051 in Assessor's Block 3154 -- Request to reclassify the subject property from P (Public District) to RH-1 (Residential, House, One-Family District) with a 40-X Height and Bulk District designation. The rezoning of these parcels is related to building permit applications on file with the Department to construct ten single-family structures on the ten existing vacant lots. Each single-family dwelling will require separate approval under the building permit application process.
Preliminary Recommendation:
(Proposed for Continuance to November 9, 2000)
7. 2000.1018D (MILLER: 558-6344)
1 LA AVANZADA STREET ("Sutro Tower") -- Commission-initiated Discretionary review of Building Permit Application No. 2000-08-18-8285 for installation of a 5'-11" diameter satellite dish antenna on the roof of the existing transmitter building, a transmission line from the antenna into the building, digital audio broadcast equipment in existing transmitter building, and interior partitions in the building, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application with staff modification.
(Proposed for Continuance to November 16, 2000)
8. 2000.291CZ (WOODS: 558-6315)
1062 OAK STREET, north side, between Divisadero and Scott Streets, Lot 19 in Assessor's Block 1216 - Request to amend the Planning Code Zoning Map to reclassify a portion of Lot 19 from an RH-3 (Residential, House Districts, Three-Family) Zoning District to an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District. Currently, the northern portion of Lot 19 (trapezoidal-shaped of approximately 113 feet wide by 82 feet deep) is zoned RH-3 and is in a 40-X Height and Bulk District; the southern portion of Lot 19 (a narrow strip of approximately 25 feet wide by 90 feet deep) is zoned NC-2 and is in a 65-A Height and Bulk District. The proposal is to reclassify the RH-3 portion of Lot 19 to NC-2 to allow the expansion of an existing car wash

(Touchless Car Wash). The Height and Bulk District of the reclassified portion of Lot 19 would remain 40-X.

Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.

NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.

(Continued from Regular Meeting of October 12, 2000)

(Proposed for Continuance to November 2, 2000)

9. 2000.291CZ (WOODS: 558-6315)
444 DIVISADERO STREET AND 1052-62 OAK STREET, northeast corner of Oak and Divisadero Streets, Lots 5, 17, 18 and 19 in Assessor's Block 1216 - Request for Conditional Use Authorization under Sections 186.1, 209.7, 303, 304 and 711.59 of the Planning Code to permit a Planned Unit Development for the expansion of an existing car wash (Touchless Car Wash) in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District with 65-A and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions.
NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.
(Continued from Regular Meeting of October 12, 2000)
(Proposed for Continuance to November 2, 2000)

B. COMMISSIONERS' QUESTIONS AND MATTERS

10. Commission Matters

C. DIRECTOR'S REPORT

11. Director's Announcements.
12. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
13. Status Report - 123-127 Collingwood Street (LYRIC).

D. CONSIDERATION OF FINDINGS AND FINAL ACTION

14. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
Prior Action: Public comment was closed at the February 17, 2000 hearing. The Commission continued the item to allow further discussion between the project sponsor and neighbors.
NOTE: PUBLIC COMMENT WILL BE RE-OPENED TO ADDRESS MOST RECENT REVISIONS ONLY.
(Continued from Regular Meeting of September 28, 2000).
Note: On June 15, 2000, the Commission passed the following motions:
1st Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further

on the 4th floor; 2) project sponsor to continue to work with staff on architectural detailing of the facade with specific reference to the skylight on the 3rd floor. Vote of +2 -2. Commissioners Antenore and Joe voted no. Commissioners Theoharis, Martin and Mills were absent.

2nd Motion: Take Discretionary Review with the following changes: 1) remove 4th floor 2) modify the front facade to fit into the character of the neighborhood. Vote +2 -2. Commissioners Chinchilla and Richardson voted no. Commissioners Theoharis, Martin and Mills were absent.

Note: On July 27, 2000, the representative of the project sponsor submitted revised plans. The Commission continued the matter for one week so they, staff, and the Discretionary Review Requestor would have an opportunity to review the new submission.

Note: On August 3, 2000, a motion to take Discretionary Review and remove the 4th floor failed to carry by a vote of +3 -3. The matter was continued to August 17, 2000. Commissioners Mills, Chinchilla and Richardson voted no. Commissioner Salinas was excused.

Note: On August 17, 2000, the Commission passed the following motions:

1st. Motion: Take Discretionary Review with the following changes: 1) remove 4th floor; 2) modify the front facade to fit into the character of the neighborhood. Vote of + 3 -3. Commissioners Chinchilla, Mills and Salinas voted no.

2nd Motion: Take Discretionary Review with the following changes: 1) set back 8 feet further on the 4th floor; 2) modify the front facade to fit into the character of the neighborhood. Vote of +3 -3. Commissioners Theoharis, Antenore and Joe voted no.

15. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: No recommendation at this time.
 (Continued from Regular Meeting of July 20, 2000).
Note: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns.
 The vote was +7 -0.
Note: On October 12, 2000, the Commission passed a vote of +7 -0 to keep public comment closed with the exception of testimony regarding the transportation report and the accuracy of revised plans.
 (Continued from Regular Meeting of October 12, 2000)

E. REGULAR CALENDAR

16. (GITELMAN: 558-5977)
 Planning Commission consideration and recommendation regarding proposed revisions to Chapter 31 of the San Francisco Administrative Code, containing procedures for implementation of the California Environmental Quality Act (CEQA).
 Preliminary Recommendation: Recommend Adoption by the Board of Supervisors
17. (RICH: 558-6345)
General Plan Referral for Urban Design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements.
 Preliminary Recommendation: Finding of conformance with the General Plan.
 (Continued from Regular Meeting of October 12, 2000)

18. 1999.377E (BUFORD: 558-5973)
SOUTHERN WATERFRONT LEASING AND DEVELOPMENT: Public hearing on the Draft Environmental Impact Report (EIR). The Port of San Francisco is considering proposals for interim uses, long term uses, and capital improvements that were not included in the Waterfront Land Use Plan EIR analysis (Case No. 94.155E, State Clearinghouse No. 94123007, certified January 9, 1997). All of these proposed uses and future development assumptions, as summarized below, constitute "the project" proposed for analysis in a Supplemental EIR: Coach USA (bus storage and repair) at a Pier 96 location; British Pacific Aggregates (bulk cargo and potential concrete and asphalt batching plant uses) at a Pier 94 location; Bode Gravel/Mission Valley Rock (concrete ready-mix facility and bulk cargo use) proposed for relocation from Mission Bay to Pier 92 and potential new asphalt plant; ISG Resources (import, storage, and transloading of fly ash, slag, and other constituent elements for concrete) proposed at the Pier 90 grain silos; Waste Resources Technologies (construction material recycling) proposed for relocation from Candlestick Point to a warehouse at Pier 70; RMC Lonestar (concrete ready-mix facility, including bulk cargo barge and rail transport), proposed for relocation from Mission Bay to a Pier 80 location; construction of a lift-segment Illinois Street bridge between Piers 80 and 90-92 to allow rail and truck transport between Port facilities on either side of Islais Creek; dredge material handling at Pier 94; cargo shipping contracts (containerized and non-containerized cargo shipping) on Piers 80 and 94-96; development of approximately 40 acres of Pier 90-94 Backlands for mixed light industrial and commercial uses; Pier 70 Maritime Reserve (unspecified general industrial and maritime industrial uses); and Pier 70 Opportunity Area (development of about 16 acres for mixed-use commercial, public access and recreational maritime uses).
Preliminary Recommendation: No Action Required
Note: Written comments will be accepted at the Planning Department's offices until the close of business on November 7, 2000.
19. 2000.009E (BUFORD 558-5973)
1800 MISSION STREET (STATE ARMORY).- Appeal of Preliminary Negative Declaration. The project site occupies the northern half of a block bordered by Fourteenth Street to the north, Mission Street to the east, Fifteenth Street to the south, and Julian Street to the west. The proposed project involves the rehabilitation of the existing four-level (plus basement) State Armory building and conversion of the use from vacant to a telecommunications facility. The project would provide approximately 240,000 gsf of space devoted to telecommunication tenants (including co-location companies, web hosting companies, and/or telecommunication switching firms) and parking. The proposed project includes 32 off-street (self-park) parking spaces and a loading area that could accommodate at least two trucks. The site is within a C-M (Heavy Commercial) District and the 50-X and 65-B Height and Bulk Districts and is within the Mission District neighborhood. The building is listed in Appendix A of Article 10 of the Planning Code as City Landmark #108 and is listed on the *National Register of Historic Places*. A variance would be required to provide fewer than the Planning Code-required amount of parking spaces.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
20. 1997.478E (WYCKO: 558-5972)
525 GOLDEN GATE AVENUE/CITY ADMINISTRATIVE BUILDING - Public Hearing on the Draft Environmental Impact Report (EIR). The project involves demolition of an existing, vacant State of California office building and construction of a new building for City offices on City-owned property at the southwest corner of Polk Street and Golden Gate Avenue on Lot 1 of Assessor's Block 766 in the San Francisco Civic Center area. Option A would be a 14-story, 181-foot-tall building with about 255,000 square feet of office space; Option B would be a 12-story, 156-foot-tall building with about 215,000 square feet of office space. Each option would include

100 parking spaces (140 with valet operations) and would seek a Variance from the Planning Code for on-site parking and loading.

Preliminary Recommendation: No Action Required

Note: Written Comments will be accepted at the Planning Department's offices until the close of business on November 7, 2000.

21. 2000.817B (WONG: 558-6381)
2550 CESAR CHAVEZ STREET, north side, near the intersection of Vermont Street; Lot 016 in Assessor's block 4329 - Request under Planning Code Section 321 for authorization to convert 33,500 gross square feet in the building from industrial use to office use and to create an additional 10,000 gross square feet of office use for a total of 43,500 gross square feet. The subject property falls within a M-1 (Light Industrial) Zoning District and a 50-X/65-J Height and Bulk District. It also lies in the Industrial Protection Zone of the Industrial Land Interim Zoning Controls.
Preliminary Recommendation: No Recommendation
22. 2000.824C (YOUNG: 558-6346)
1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to consider revocation, modification, or placement of additional conditions on a conditional use authorization approved on December 17, 1998, for the conversion of a vacant commercial space, the former Figoni Hardware Store, into a full-service restaurant and bar, per Planning Code Sections 722.41 and 722.42. The proposed full-service restaurant and bar is located on the ground floor level of an existing three-story residential over commercial building. The proposal was approved under Building Permit Application No. 9912999. There have been unresolved complaints from the community in relation to the construction and operation of the facilities and the possible eviction of residential tenants within the building.
Preliminary Recommendation: Planning Commission to schedule a subsequent hearing to consider the revocation, modification, or placement of additional conditions on the conditional use authorized in Motion No. 14785 under Case No. 1998.243C.
(Continued from Regular Meeting of October 12, 2000)
23. 2000.467C (TAM: 558-6325)
2362 MARKET STREET, north side of Market Street between Castro Street and 16th Street; Lot 11 in Assessor's Block 3562 - Request for a Conditional Use authorization pursuant to Planning Code Section 721.21 and 721.42, to allow the establishment of a full-service restaurant, approximately 3,200 square feet in size, in the Upper Market Neighborhood Commercial District. The proposal is to establish the Long Life Noodle Company and Jook Joint, providing approximately 87 seats and operating between 11:30 am to 11:00 pm. The proposal will include minor interior and exterior alterations that will not result in expansion of the building envelope.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of September 28, 2000)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:00 P.M.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102

**SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF HEARING
November 2, 2000**

Notice is hereby given to the general public that a proposed amendment to the Planning Code (zoning ordinance) described below has been initiated by the Planning Commission for recommendation as set forth in the City Charter and the Planning Code. The Planning Commission will hold a **PUBLIC HEARING** on these items and on other matters on **Thursday, November 2, 2000, in Room 400 of City Hall, #1 Dr. Carlton B. Goodlett Place (at Polk between Hyde and McAllister Streets), beginning at 1:30 p.m. or later. (Call the Commission Secretary at 558-6422, Tuesday, October 31, 2000, or thereafter for a recorded message announcing a more specific time.)**

CONSIDERATION OF AMENDMENTS TO PART II, CHAPTER 11, OF THE SAN FRANCISCO MUNICIPAL CODE (PLANNING CODE) BY AMENDING SECTIONS 102.7 AND 102.13 TO REDEFINING "LIVE/WORK" UNITS AS "LOFT HOUSING" AND CLASSIFYING THEM AS RESIDENTIAL USES; REPEALING SECTION 233 REGARDING LIVE/WORK; ADDING SECTION 232 TO ESTABLISH REQUIREMENTS FOR LOFT HOUSING THAT WOULD SUBJECT IT TO EXISTING LIVE/WORK CONTROLS EXCEPT THAT THERE WOULD BE NO RESTRICTION ON THE NATURE OF WORK WHICH COULD BE PERFORMED IN THE UNIT SO LONG AS THE USE IS PERMITTED IN THE SSO (SERVICE/SECONDARY OFFICE) ZONING DISTRICT AND NO REQUIREMENT THAT THE OCCUPANT(S) WORK IN THE UNIT, WOULD REQUIRE LOFT HOUSING TO COMPLY WITH INCLUSIONARY HOUSING POLICIES, WOULD ESTABLISH AND IN-LIEU PAYMENT FOR AFFORDABLE HOUSING REQUIREMENTS IN THE 40/85 FOOT HEIGHT DISTRICT CONTAINED WHOLLY WITHIN THE SOUTH OF MARKET RESIDENTIAL SERVICE DISTRICT (RSD), WOULD REQUIRE LOFT HOUSING IN RESIDENTIAL AREAS TO COMPLY WITH ALL REQUIREMENTS FOR RESIDENTIAL USES INCLUDING THE RESIDENTIAL DESIGN GUIDELINES, WOULD REQUIRE LOFT HOUSING CONSTRUCTED IN AREAS NOT ZONED RESIDENTIAL TO COMPLY WITH ALL REQUIREMENTS FOR RESIDENTIAL USES EXCEPT FOR HEIGHT, FRONT SETBACK AND OPEN SPACE REQUIREMENTS, WOULD PROHIBIT EXISTING LIVE/WORK UNITS FROM BEING USED OR CONVERTED TO OFFICE SPACE, AND ESTABLISHES MINIMUM DWELLING UNIT AIR AND LIGHT EXPOSURE STANDARD; STATES THAT THIS ORDINANCE SUPERSEDES ANY INCONSISTENT PLANNING COMMISSION POLICIES.

Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

If you have any questions concerning this notice or the proposal it announces as described above, please call Paul Lord at 558-6311. Persons who are unable to attend the hearing before the Planning Commission may submit written comments regarding this case to Paul Lord at the Planning Department, 1660 Mission Street, Suite 100, San Francisco, CA 94103. Comments received by 12:00 p.m. (noon) on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Comments which cannot be delivered to the Planning Department by noon on the day of the hearing may be taken directly to the hearing at the location listed above. Comments received at 1660 Mission Street after the noon deadline will be placed in the project file, but probably cannot be brought to the attention of the Planning Commission at the public hearing.

Thank you.

Gerald Green
Director of Planning
Planning Department
1660 Mission Street, Suite 100
San Francisco, CA 94103

DOCUMENTS DEPT.

OCT 12 2000

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SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

OCT 31 2000

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**Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 2, 2000
1:30 PM**

Regular Meeting

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
Cynthia Joe; Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.270C (BRESSANUTTI: 575-6892)
535-537 VALENCIA STREET - east side between 16th and 17th Streets; Lot 044 in Assessor's block 3569: Request for Conditional Use authorization to (1) allow continued operation of an existing large (over 1,000 square feet) fast food restaurant, presently d.b.a. "Cable Car Pizza", per Section 726.43 of the Planning Code, and (2) to extend the hours of operation from 2:00 a.m. to 3:00 a.m., per Section 726.27, in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: None
(Proposed for Continuance to November 9, 2000)
2. 2000.996T (HERRERA: 558-6316)
HOURS OF OPERATION - Consideration of amendments to the Planning Code Sections 206.3 and 209.8 to prohibit the operation of billiard hall, dance hall, nightclub, and other Amusement Enterprise and Nighttime Entertainment activities between the hours of 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts, and to require Conditional Use Authorization to operate bars and various eating establishments (Full-Service Restaurant, Large Fast-Food Restaurant, and Small Self Service Restaurant) in RC-3 and RC-4 Districts between the hours of 2 a.m. to 6 a.m.; amending Section 210.3 and 221(f) to require Conditional Use Authorization to operate Amusement Enterprises in C-3-R and C-3-G Districts between the hours of 2 a.m. to 6 a.m.
Preliminary Recommendation: Approve
(Proposed for Continuance to November 9, 2000)
3. 1999.690E (BUFORD: 558-5973)
3000 THIRD STREET - Assessor's Block 4315, Lots 8 & 13; **Appeal of Preliminary Negative Declaration.** The proposal is to demolish the existing 11,000 square feet building and construct a three-story, 225,000 square feet building with 145 parking spaces. The building would consist of 150,000 square feet of light industrial space on the second and third floors. The ground floor would consist of a cafe that is 3,900 square feet and 13,000 square feet of retail. The majority of the new building would be at a height of 60 feet with the exception of the 10 x 10 parapet and clock tower on the southwest corner of the building, where the highest point of the tower would be approximately 80 feet in height. The vehicular access to the parking lot would be from Cesar Chavez Street and 26th Street. The project would replace an existing two-story vehicle maintenance and office building. The majority of the site was is currently used as equipment storage and parking for buses and vans. The project site is located within the M-2 (Heavy Industrial) zoning district and within the 80-E Height and Bulk district.
(Proposed for Continuance to November 16, 2000)
4. 2000.299E (T. CHAN: 558-5982)
690 DE HARO STREET - **Appeal of a Preliminary Negative Declaration.** The proposed project would demolish an existing single family house, and construct four two-unit residential buildings in the Potrero Hill neighborhood. The project site is zoned RH-2 (Residential,

House -Two Family), and is currently identified as Assessor's Block 4031, Lots 26 and 27. Lot 27 has been proposed for subdivision into three lots.

Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to December 7, 2000.)

5. 1999.849E (NAVARRETE: 558-5975)
809-821 FOLSOM STREET - 78 RESIDENTIAL UNITS - Appeal of a Negative Declaration. Assessor's Block 3752 Lots 92, 93, and 94, at 809-821 Folsom Street. The proposal is the new construction of 78 residential units (32 one-bedroom and 46 two-bedroom) in a five-story plus basement, 56-foot tall, approximately 108,100 gross square foot building covering a 28,075 square foot site. The project site is currently occupied by a 58 car public parking lot and 2 two-story concrete buildings totaling approximately 14,600 square feet, which would be demolished. The project would include about 76 parking spaces located in a basement parking garage with entrance and exit both on Folsom Street. The project site is in the South of Market Residential/Service District (SOM RSD) and the 40-X/85-B Height and Bulk District. The site lies within the Mixed-Use Housing District of the Industrial Protection Zone (IPZ).
(Proposed for Continuance to December 14, 2000)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Matters

C. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

D. REGULAR CALENDAR

9. 2000.290E (BUFORD: 558-5973)
370-398 10TH STREET - Assessor's Block 3520, Lots 11, 12, & 13; **Appeal of Preliminary Negative Declaration.** The proposed project is the demolition of a furniture showroom and warehouse and construction of 30 live/work units, 30 off-street ground floor parking spaces, and approximately 4,680 square feet of retail space within a new three-story (including two mezzanine levels) structure. The new building would be approximately 50' in height and would have vehicular access from Harrison Street. The main pedestrian entrance would be located on 10th Street, with a secondary entrance on Harrison Street. The site is within the Planning Commission's adopted Industrial Protection Zone (IPZ) Buffer, where conditional use authorization is required for new live/work or housing development and for industrial building demolition. The project site is located within the SLR (Service/Light Industrial/Residential) zoning district and within the 50-X Height and Bulk district.
Recommendation: Uphold Preliminary Negative Declaration.
10. 2000.290C (BRESSANUTTI: 575-6892)
370-398 - 10TH STREET, northwest corner of Harrison Street; Lots 11, 12 and 13 in Assessor's Block 3520 - Request for Conditional Use Authorization to construct a four story (plus mezzanines), 50-foot-high, mixed use building with commercial space and off street parking on the ground floor and 30 live/work units on the upper floors, requiring Conditional Use Authorization to allow construction of new live/work units in the Industrial Protection Zone, Buffer, across the street from the Mixed Use Housing Zone, per the Interim Zoning

Controls established by Planning Commission Resolution No. 14861, in an SLR (Service/Light/Industrial/Residential) District and a 50-X height and bulk district.

Preliminary Recommendation: Approve with conditions

(Continued from Regular Meeting of October 26, 2000)

- 11a. 1999.579E (NISHIMURA: 558-5967)
301 - 1ST STREET, RESIDENTIAL DEVELOPMENT PROJECT - Certification of the Environmental Impact Report (EIR). The proposed project is removal of a 200+-space parking lot, and new construction of a two-tower residential building consisting of 342 dwelling units, 454 residential parking spaces and seven retail employee parking spaces, and 10,300 square feet of retail space on an approximately 38,000-square-foot site on the southeast corner of Folsom Street, Lot 32 in Assessor's Block 3748; within an RC-4 (Residential-Commercial, Combined, High-Density) District, Rincon Hill Special Use District -Residential Subdistrict, and 200-R and 250-R Height and Bulk Districts. One tower, on the north portion of the building, would be 200 feet high and the other tower on the south side of the building would be 250 feet high. Parking would be provided from two levels to five levels below ground on the sloping site with the entrance/exit on First Street and an exit on Grote Place off of Folsom Street, where access also would be provided for one off-street truck loading space.
(Continued from Regular Meeting of October 26, 2000)
NOTE: PUBLIC COMMENT PERIOD ON THE DRAFT EIR ENDED ON AUGUST 29, 2000. PUBLIC COMMENT ON THE EIR CERTIFICATION ONLY MAY BE PRESENTED.

- 11b. 1999.579C (GORDON: 558-6309)
301 - 1ST STREET - at the southeast corner of First and Folsom Streets, Lot 32 in Assessor's Block 3748 - A proposal to develop the site with up to 342 dwelling units in two buildings (one of approximately 200 feet in height, the other of approximately 250 feet in height), approximately 10,300 square feet of ground floor and second floor retail and professional services space, and 342 to 349 independently accessible parking spaces and 113 tandem spaces. Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process to allow: (1) a structure over 40 feet in height in an R zoning district per Planning Code Section 253; (2) site coverage at ground level exceeding 80% on a sloping site per Planning Code Section 249.1(b)(1)(B); (3) separation between towers, above a height of 150 feet, of 80 feet rather than 150 feet, as required by Planning Code Section 270(e), pursuant to Planning Code 271; (4) exceptions to bulk limits of the "R" bulk district as stated in Planning Code Section 270 (e), pursuant to Planning Code Section 271; (5) parking within 25 feet of the street frontage on the ground floor on a small portion of the site per Planning Code Section 249.1(c)(5)(C); (6) a reduction in the loading requirement of Planning Code Section 152 from 2 spaces to 1 space per Planning Code Sections 304; (7) a small portion of the common open space to be provided in solarium (the fitness room and activity room) per Planning Code Sections 135(g)(3), 249.1(c)(4) and 304(d)(3); and (8) up to 1,000 gross square feet of the commercial space to be a small self-service restaurant as required by Planning Code Sections 304(d)(5) and 710.44. The site is within the RC-4 (Residential Commercial High Density) District and the Rincon Hill Special Use District - Residential Subdistrict. The northern portion of the site is in a 200-R Height and Bulk district; the southern portion of the site is in a 250-R Height and Bulk district.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 26, 2000)

12. 2000.1063R (ARCE: 558-6332)
SITE "G" OF THE RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA (200 BRANNAN STREET AND NO.1 FEDERAL STREET) - On the west side of Delancey Street (formerly First Street), between Federal and Brannan Streets, Lots 18 and 24 in Assessor's Block 3774. -- Request for an Amendment of the Rincon Hill-South Beach Design for Development Document to increase the off-street parking requirement on Site G of the Rincon Point-South Beach Redevelopment Project Area from a ratio of one off street parking space per residential unit, to 1.5 off-street parking spaces per residential unit.
Preliminary Recommendation: Approval
- 13a. 1999.346TZ (MALTZER: 558-6391)
INTERIM ZONING CONTROLS - INDUSTRIAL PROTECTION ZONES AND MIXED USE HOUSING ZONES - Consideration of extension for nine (9) months of Interim Zoning Controls which establish Industrial Protection Zones and Mixed Use Housing Zones Within Industrially Zoned Land. The interim zoning controls establish an industrial protection zone where new residential and live/work uses are not permitted and demolition of industrial buildings requires a conditional use authorization; a mixed use housing zone where residential and live/work uses are encouraged; and buffer zones where residential and live/work uses require conditional use authorization. The interim zoning controls apply to all lots zoned M-1, M-2, C-M, RSD, SLR, SLI, SPD, SSO in the area generally bounded by Market Street from The Embarcadero to Valencia Street, South to Twenty-Fourth Street, East to Highway 101, South to Highway 280 and South along Mission Street to Geneva Avenue, and then East to the County Line and the Eastern Shoreline, exclusive of lots under the jurisdiction of the San Francisco Port, and lots in the Mission Bay North and Mission Bay South Redevelopment Project Areas, the Hunters Point Shipyard Redevelopment Project Area, the Rincon Point/South Beach Redevelopment Project Area and the Transbay Survey Area. The interim zoning controls would be extended for a period of nine (9) months, from November 5, 2000 to August 5, 2001.
Preliminary Recommendation: Adopt Resolution extending Interim Zoning Controls
- 13b. (MALTZER: 558-6391)
ADOPTION OF NEW POLICIES REGARDING OFFICE USE AND CONVERSION OF LIVE/WORK (LOFT HOUSING) WITHIN INTERIM INDUSTRIAL PROTECTION ZONES AND MIXED USE HOUSING ZONES - Consideration of adopting new policies to discourage office development and to further discourage the conversion of live/work to office within the Interim Controls boundary area. These new policies are to supplement existing policies previously adopted August 5, 1999 (CPC Res. 14861).
Preliminary Recommendation: Adopt Resolution creating new Policies within Interim Zones
14. 2000.1007T (LORD: 558-6311)
LIVE-WORK TO LOFT HOUSING AMENDMENT - Consideration of amendments to Part II, Chapter II, of the San Francisco Municipal Code (Planning Code) by amending Sections 102.7 and 102.13 to redefining "live/work" units as "loft housing" and classifying them as residential uses; repealing Section 233 regarding live/work; adding Section 232 to establish requirements for loft housing that would subject it to existing live/work controls except that there would be no restriction on the nature of work which could be preformed in the unit so long as the use is permitted in the SSO (Service/Secondary Office) Zoning District and no requirement that the occupant(s) work in the unit, would require loft housing to comply with inclusionary housing policies, would establish and in-lieu payment for affordable housing requirements in the 40/85 foot height district contained wholly within the south of market Residential Service District (RSD), would require loft housing in residential areas to comply with all requirements for residential uses including the residential design guidelines, would

require loft housing constructed in areas not zoned residential to comply with all requirements for residential uses except for height, front setback and open space requirements, would prohibit existing live/work units from being used or converted to office space, and establishes minimum dwelling unit air and light exposure standard; states that this ordinance supersedes any inconsistent planning commission policies.

Preliminary Recommendation: Adopt the draft Ordinance recommending approval to the San Francisco Board of Supervisors.

15. 1999.795E (COOPER: 558-5974)

KING-TOWNSEND BUILDING AND COMMUNITY GARAGE - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR). The proposed project would be the construction of a mixed-use building with parking, retail, office and live/work spaces at 175-179 and 183 Townsend Street (Assessor's Block 3794, Lots 4 and 7). The project site is an approximately 42,969 square-foot site fronting on both King and Townsend Streets between Second and Third Streets in the South of Market neighborhood. The project would contain a total of 657 parking spaces, approximately 29,275 square feet of retail uses in a ground floor podium, approximately 46,775 square feet of office uses across six upper floors, plus a ground floor lobby, and approximately 55 live/work spaces across seven upper floors. The building would vary in height between seven and ten stories, and between 90 and 110 feet. A 17-space surface parking lot and two connected industrial warehouse buildings, containing a retail/wholesale electrical supply store and a nightclub would be demolished.

Preliminary Recommendation: No Action Required

Note: Written comments will be accepted at the Planning Department's offices until the close of business on November 7, 2000.

16. 2000.530C (YOUNG: 558-6346)

1500 TAYLOR STREET, Northeast corner of Taylor Street and Pacific Avenue; Lot 20 in Assessor's Block 158: Request for Conditional Use Authorization under Sections 253 and 295 of the Planning Code, to allow the construction of a residential building exceeding 40 feet in height within the RC-3 (Residential-Commercial Combined, Medium Density) District, Garment Shop Special Use District, and 65-A Height and Bulk District. The proposal is the demolition of a 1-story commercial building and the construction of a 4-story over garage, 50-foot high residential building containing three dwelling units and five off-street parking spaces. Preliminary Recommendation: Approval with conditions

17. 2000.291CZ (WOODS: 558-6315)

1062 OAK STREET, north side, between Divisadero and Scott Streets, Lot 19 in Assessor's Block 1216 - Request to amend the Planning Code Zoning Map to reclassify a portion of Lot 19 from an RH-3 (Residential, House Districts, Three-Family) Zoning District to an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District. Currently, the northern portion of Lot 19 (trapezoidal-shaped of approximately 113 feet wide by 82 feet deep) is zoned RH-3 and is in a 40-X Height and Bulk District; the southern portion of Lot 19 (a narrow strip of approximately 25 feet wide by 90 feet deep) is zoned NC-2 and is in a 65-A Height and Bulk District. The proposal is to reclassify the RH-3 portion of Lot 19 to NC-2 to allow the expansion of an existing car wash (Touchless Car Wash). The Height and Bulk District of the reclassified portion of Lot 19 would remain 40-X.

Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.

NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.

(Continued from Regular Meeting of October 26, 2000)

18. 2000.291CZ (WOODS: 558-6315)
444 DIVISADERO STREET AND 1052-62 OAK STREET, northeast corner of Oak and Divisadero Streets, Lots 5, 17, 18 and 19 in Assessor's Block 1216 - Request for Conditional Use Authorization under Sections 186.1, 209.7, 303, 304 and 711.59 of the Planning Code to permit a Planned Unit Development for the expansion of an existing car wash (Touchless Car Wash) in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District with 65-A and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions.
NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.
(Continued from Regular Meeting of October 26, 2000)
- 19a. 2000.987BCX (MILLER: 558-6344)
530-32 FOLSOM STREET (also known as 41 Clementina Street) - northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 --Request for Determination of Compliance pursuant to Section 309 with respect to a proposal to convert an existing building currently being remodeled/expanded for live/work to office use. There would be no addition of gross floor area. Parking would be reconfigured to provide 19 independently-accessible spaces and one tandem space on the ground level, accessed from Clementina Street. The project is within a C-3-S (Downtown Support) District and 200-S Height and Bulk District.
Preliminary Recommendation: Approval
- 19b. 2000.987BCX (MILLER: 558-6344)
530-32 FOLSOM STREET (also known as 41 Clementina Street) - northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 --Request under Planning Code Sections 320-322 (Office Development Limitation Program) to allow Request for authorization of office space in the downtown area pursuant to Section 321 of the Planning Code. The project proposal is the creation of up to 46,000 square feet of office space in an existing building currently being rebuilt (after a fire) and expanded for occupancy as live / work units, of approximately 46,000 gross square feet. The project is within a C-3-S (Downtown Support) District and 200-S Height and Bulk District.
Preliminary Recommendation: Approval
- 19c. 2000.987BCX (MILLER: 558-6344)
530-532 FOLSOM STREET (also known as 41 Clementina Street) - northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 --Request for authorization of a CONDITIONAL USE for approximately 6,000 square feet of OFFICE SPACE AT OR BELOW THE GROUND FLOOR and for OFF-STREET PARKING EXCEEDING ACCESSORY AMOUNTS (20 spaces when the Planning Code would permit up to 15 spaces), in conjunction with conversion of live/work units to up to 46,000 square feet of office space, requiring review under Planning Code Sections 309 and 321 (also requiring a Variances of Planning Code standards for open space), in a C-3-S (Downtown Support) District and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval
- 20a. 1999.821BDVC (GORDON: 558-6309)
178 TOWNSEND STREET - southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788 -- Request for Conditional Use Authorization to allow up to

49,999 square feet of office space within a building in the SLI (Service/Light-Industrial) Zoning District that is also a Contributory structure to the South End Historic District, pursuant to Planning Code Section 803.5(b). The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District and is a Contributory building to the South End Historic District.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 26, 2000)

20b. 1999.821VCDB (GORDON: 558-6309)

178 TOWNSEND STREET - on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788 -- Request under Planning Code Section 321(b) (4) for authorization to add approximately 49,002 square feet of office space to the City's Office Development Annual Limit Reserve for Smaller Buildings. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District, and is a Contributory building to the South End Historic District.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 26, 2000)

20c. 1999.821BVCD (GORDON: 558-6309)

178 TOWNSEND STREET - on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788 -- Staff Initiated Discretionary Review of a project proposing renovation of an existing three-story building from auto repair to office use. Approximately 49,002 square feet of office use is proposed. The proposal would develop a new fourth floor to the existing structure to make the building four-stories and 50-feet tall. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District, and is a Contributory building to the South End Historic District.

Preliminary Recommendation: Do not take Discretionary Review
(Continued from Regular Meeting of October 26, 2000)

20d. 1999.821BCDV (GORDON: 558-6309)

178 TOWNSEND STREET - on the southeast corner of Townsend Street and Clarence Place, Lot 13 in Assessor's Block 3788. The proposal is renovation of an existing three-story building from auto repair to office use. Approximately 49,002 total gross square feet of office use is proposed, approximately 45,000 square feet of that as occupied floor area. The proposal would develop a new fourth floor to the existing structure to make the building four-stories and 50-feet tall. Request for an off-street parking waiver pursuant to Planning Code Sections 161(m) and 307(g) to reduce the Planning Code required parking of 90 spaces, to 18 legally independently accessible off-street parking spaces, but 35 tandem/valet spaces in total. The site is within the SLI (Service/Light Industrial) District, a 50-X Height and Bulk District, the Industrial Protection Zone's Mixed Use Housing Zone, the proposed Ballpark Vicinity Special Use District's South End Service District, and is a Contributory building to the South End Historic District.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 26, 2000)

E. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **5:00 P.M.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

- 21a. 1998.885D (GORDON: 558-6309)
128 KING STREET, south side of King Street between Second and Third Streets, Lot 23 in Assessor's Block 3794 -- Staff Initiated Discretionary Review of Building Permit Application Nos. 9725403, 9725404, 9801069, and 9801070, proposing to rehabilitate, seismically upgrade and re-use the existing vacant unreinforced masonry warehouse building into art, restaurant and multimedia space. The proposed project also includes the addition of a partial mezzanine level within the building and a penthouse addition on the fourth floor. The project site is within the M-2 (Heavy Industrial) District, a 105-X Height and Bulk District, within the proposed Ballpark Vicinity Special Use District's South End Office District, and is a Contributory Building to the South End Historic District. By Resolution 14844, the Planning Commission adopted a policy of Automatic Discretionary Review for project or permit applications that do not meet the more restrictive provisions of the proposed South End permanent controls. Under these controls the proposed project would be required to receive Conditional Use Authorization for the bar and restaurant use, and is therefore currently subject to the Discretionary Review process.
Preliminary Recommendation: Take Discretionary Review, applicant should reduce square footage of the restaurant/bar.
- 21b. 1998.885V (GORDON: 558-6309)
128 KING STREET, south side of King Street between Second and Third Streets, Lot 23 in Assessor's Block 3794. Request for an off-street parking variance from the Planning Code required 54 off-street parking spaces. Section 151 of the Planning Code requires in total 112 off-street parking spaces for the proposed mixed uses at the site. However, the existing warehouse building was constructed in 1913 without providing any on-site parking spaces. Therefore there is a current parking deficiency of 58 off-street parking spaces for the previous warehouse use on the site, thereby reducing the amount of the Planning Code required off-street parking for the new proposed uses to 54 spaces. No off-street parking spaces are proposed. The project site is within the M-2 (Heavy Industrial) District, a 105-X Height and Bulk District, within the proposed Ballpark Vicinity Special Use District's South End Office District, and is a Contributory Building to the South End Historic District.
Preliminary Recommendation: Approval with conditions.
- 22a. 2000.866D (JONES: 558-6477)
75 ZIRCON PLACE, east side of Zircon Place between 29th and Day Streets, Lot 068 in Assessor's Block 7537 -- Request for Discretionary Review of Building Permit Application No. 2000/02/03/1013 proposing the construction of a new four-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as submitted.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit.

- 22b. 2000.866V (JONES: 558-6477)
75 ZIRCON PLACE, east side of Zircon Place between 29th and Day Streets; Lot 068 in Assessor's Block 7537 in an RH-1 (Residential, House, One-Family) District AND 40-X Height and Bulk District. FRONT YARD VARIANCES SOUGHT: The proposal is to construct a new deck in the required front setback. The deck will allow for entry access to a new 4-story, single family dwelling. Section 132(d)(2) of the Planning Code requires a maximum 15-foot front setback, measured from the front property line for the subject property. The proposed deck would encroach entirely into the required front setback.
23. 2000.786D (CHIN: 575-6897)
2844 GREENWICH STREET - between Baker and Lyon Streets, Lot 033 in Assessor's Block 0940, proposing to raise the split level roof in the rear to match the existing roof level in the front in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the building permit as submitted
24. 2000.995D (B. WASHINGTON: 558-6263)
53 GLENVIEW - Request for Discretionary Review of BPA No. 2000/05/01/8755 to construct a two-story rear horizontal extension to an existing single-family, two-story dwelling unit in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
25. 2000.953D (WONG: 558-6381)
642 CAROLINA STREET - Lot 007 in Assessor's Block 4071, Building Permit Application No. 200005220620, Request for Discretionary Review for a proposal of a modification of an existing garage by expanding it to a three-story single family residence over a two car garage. The existing single family residence at the rear of the property will remain so that the subject property will contain a total of two dwelling units. The subject property lies within a RH-2 (Residential, Two-Family) Zoning District and a 40-X Height / Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chambers - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, November 2, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT 31 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis

Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

B. REGULAR CALENDAR

2000.009E

(BUFORD 558-5973)

1800 MISSION STREET (STATE ARMORY), - **Appeal of Preliminary Negative Declaration.**

The project site occupies the northern half of a block bordered by Fourteenth Street to the north, Mission Street to the east, Fifteenth Street to the south, and Julian Street to the west. The proposed project involves the rehabilitation of the existing four-level (plus basement) State Armory building and conversion of the use from vacant to a telecommunications facility. The project would provide approximately 240,000 gsf of space devoted to telecommunication tenants (including co-location companies, web hosting companies, and/or telecommunication switching firms) and parking. The proposed project includes 32 off-street (self-park) parking spaces and a loading area that could accommodate at least two trucks. The site is within a C-M (Heavy Commercial) District and the 50-X and 65-B Height and Bulk Districts and is within the Mission District neighborhood. The building is listed in Appendix A of Article 10 of the Planning Code as City Landmark #108 and is listed on the *National Register of Historic Places*. A variance would be required to provide fewer than the Planning Code-required amount of parking spaces.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued from Regular Meeting of October 26, 2000)

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 9, 2000
1:30 PM

Regular Meeting

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general

Nov 11/3/00
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Fax 11/3/00

plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
Cynthia Joe; Jim Salinas, Sr.

A. **ITEMS PROPOSED FOR CONTINUANCE**

1. 2000.045D (WANG: 558-6335)
1117-1125 OCEAN AVENUE, Lots 041 and 042, in Assessor's B lock 6944 -- Request for Discretionary Review - proposing to demolish an existing ground floor single-family residence and storefront on Lot 042, demolish an existing storefront and a garage on Lot 041, and construct a new four-story, mixed-use building occupying both lots, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted
(Proposed for Continuance to November 16, 2000)
2. 2000.884D (PURVIS: 558-6354)
688 POWHATTAN AVENUE, Appeal of a determination of compatibility, pursuant to Planning Code Section 242(e)(6)(B), of Building Permit Application No. 2000/04/04/6293, to construct a 3-story, single-family dwelling at a height of 30 feet and with two off-street parking spaces. The project site is within an RH-1 (Residential, House, One-Family) District, with a 40-X Height and Bulk designation and is within the Bernal Heights Special Use District.
Preliminary Recommendation: Take Discretionary Review and approve project with modifications
(Continued from Regular Meeting of October 26, 2000)
(Proposed for Continuance to November 16, 2000)
3. 2000.270C (BRESSANUTTI: 558-6892)
535-537 VALENCIA STREET, east side between 16th and 17th Streets; Lot 044 in Assessor's block 3569: Request for Conditional Use authorization to (1) allow continued operation of an existing large (over 1,000 square feet) fast food restaurant, presently d.b.a. "Cable Car Pizza", per Section 726.43 of the Planning Code, and (2) to extend the hours of operation from 2:00 a.m. to 3:00 a.m., per Section 726.27, in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval of large fast food use; disapproval of extended hours.
(Continued from Regular Meeting of November 2, 2000)
(Proposed for Continuance to November 16, 2000)
4. 1999.455E (NAVARRETE: 558-5975)
NEW DeYOUNG MUSEUM PROJECT, **Certification of Environmental Impact Report**.
The proposed project would demolish and reconstruct the M.H. DeYoung Museum on the site of the existing DeYoung Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the DeYoung Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current DeYoung Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project

would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden.

Preliminary Recommendation: Certify Final Environmental Impact Report
(Proposed for Continuance to December 7, 2000)

5. 2000.1094K (NIKITAS: 558-6306)
NEW DEYOUNG MUSEUM PROJECT, Findings Regarding Planning Code Section 295 ("Sunshine Ordinance"). The proposed project would demolish and reconstruct the M.H. DeYoung Museum on the site of the existing DeYoung Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the DeYoung Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade, with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current DeYoung Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. Section 295 of the Planning Code requires, prior to approval of the project, that a determination be made that shading from the structure will not have a significant and adverse effect on lands under the jurisdiction of the Recreation and Park Department. The Commission shall make this determination in a joint hearing with the Recreation and Park Commission to adopt implementation criteria.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 7, 2000)
6. 2000.1094R (ALAMBAUGH: 558-6601)
GENERAL PLAN REFERRAL FOR THE NEW DEYOUNG MUSEUM PROJECT IN GOLDEN GATE PARK.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 7, 2000)
7. 2000.1094V (WOODS: 558-6315)
NEW DEYOUNG MUSEUM PROJECT, Parking Variance Request. The proposal is to remove 85 surface parking spaces for museum staff, currently on the eastern side of the museum, and to construct a new DeYoung Museum without providing the required 156 off-street parking spaces. The project site is within the P (Public Use) Zoning District and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive, and to the west by the Hagiwara Japanese Tea Garden.
(Proposed for Continuance to December 7, 2000)
8. 2000.052EZ: (BORDEN: 558-6321)
14, 20, 26, 32, 38, 50, AND 56 ARCO WAY AND THREE ADDITIONAL VACANT LOTS, north side of Arco Way, abutting the Bay Area Rapid Transit tracks; Lots 024, 025, 026, 027, 028, 032, 037, 038, 039, and 051 in Assessor's Block 3154 -- Request to reclassify the subject property from P (Public District) to RH-1 (Residential, House, One-Family District) with a 40-X

Height and Bulk District designation. The rezoning of these parcels is related to building permit applications on file with the Department to construct ten single-family structures on the ten existing vacant lots. Each single-family dwelling will require separate approval under the building permit application process.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of October 26, 2000)

(Proposed for Continuance to December 14, 2000)

9. 2000.052E (JAROSLAWSKY: 558-5970)

ARCO WAY -Appeal of a Preliminary Negative Declaration. The vacant project site is located on lots 024 through 028, lot 032, lots 037 through 039 and lot 051 located on block 3154 within the Outer Mission District of the City of San Francisco. The address of the project site is 14, 20, 26, 32, 38, 44, 50, 56 and 62 Arco Way. Two lots would be merged to create a total of nine legal lots. The proposed project includes the rezoning of the lots from Public (P) to Residential House-One Family (RH-1) with a 40-X Height and Bulk Designation and the construction of one, single-family structure on each legal lot. Each structure would be approximately 2,000 square feet, contain a two-car garage and be a maximum of 30 feet in height. The lots are along the northern side of Arco Way and range from 1,973 square feet to 9,900 square feet and abut the Bay Area Rapid Transit tracks to the north.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued from Regular Meeting of November 9, 2000)

(Proposed for continuance to December 14, 2000)

10. 2000.578D (KEYLON: 558-6613)

1401 DOUGLASS STREET, southeast corner at Duncan Street, Lot No.020 in Assessor's Block 6605 -- Request for Discretionary Review of Building Permit Application Nos. 200002252837, 200002252844 and 200002252847 for demolition of an existing one-story-over-garage, single-family dwelling. The proposal includes the subdivision of the subject lot into two legal lots and construction of a new single-family dwelling unit on each new parcel. The subject lot is zoned RH-1 (House, One-Family) and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with conditions

(Continued from Regular Meeting of October 26, 2000)

(Proposed for continuance to December 14, 2000)

11. 2000.046D (FALLAY: 558-6367)

2147 - 29TH AVENUE, Lot No. 012, in Assessor's Block 218S. Request for Discretionary Review of BPA No. 9912564, proposing to construct a third-story addition at the rear of the existing two-story, single-family dwelling within RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: It is the Department's view that the proposed third floor addition is within the buildable area of the lot and meets the minimum criteria of the volume and mass of the Residential Design Guidelines. The issue of light, air and view from the site of the Discretionary Review requester's building is not compelling enough to warrant a disapproval of the proposed third floor addition. The Department therefore recommends that the Commission do not take a Discretionary Review and approve the project as proposed.

(Proposed for continuance to December 7, 2000)

B. COMMISSIONERS' QUESTIONS AND MATTERS

12. Commission Matters

C. DIRECTOR'S REPORT

13. Director's Announcements
14. Review of Past Week's Events at the Board of Supervisors & Board of Appeals
15. 1999.176BX (LeBLANC: 558-6351)
Report on revised open space plan and art proposal for 235 Second Street. The original project was approved on March 2, 2000 in Motions Nos. 15003 and 15004.
16. (ALAMBAUGH: 558-6601)
Update on the Better Neighborhoods 2002 project, per the Commission's request for quarterly updates.

D. REGULAR CALENDAR

17. (GREEN: 558-6411)
Planning Commission consideration of adoption proposed changes to the Rules for the Office Development Annual Limitation Program.
18. (RICH: 558-6345)
General Plan Referral for Urban Design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements. Preliminary Recommendation: Finding of conformance with the General Plan.
Note: On October 12, 2000, following public testimony, the Commission closed public hearing and continued the matter to 10/26/00 to explore funding sources by a vote of +7 -0.
(Continued from Regular Meeting of October 26, 2000)
19. (MALTZER: 558-6391)
ADOPTION OF NEW POLICIES REGARDING OFFICE USE AND CONVERSION OF LIVE/WORK (LOFT HOUSING) WITHIN INTERIM INDUSTRIAL PROTECTION ZONES AND MIXED USE HOUSING ZONES - Consideration of adopting new policies to discourage office development and to further discourage the conversion of live/work to office within the Interim Controls boundary area. These new policies are to supplement existing policies previously adopted August 5, 1999 (CPC Res. 14861).
Preliminary Recommendation: Adopt Resolution creating new Policies within Interim Zones
(Continued from Regular Meeting of November 2, 2000)
20. 2000.996T: (HERRERA: 558-6316)
HOURS OF OPERATION - Consideration of amendments to the Planning Code Sections 206.3, 209.8 and to add Section 303 (c)(7) to require Conditional Use Authorization with Good Neighbor Policies per Section 805.5 for hours of operation between 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts for billiard hall, dance hall, nightclub, other amusement enterprise and nighttime entertainment activities, and adult entertainment; and to require Conditional Use Authorization for hours of operation between 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts for bars and various eating establishments (full-service restaurant, large fast-food restaurant, and small self service restaurant); and to amend Sections 210.3 and 221(f) to require Conditional Use Authorization to operate amusement and adult entertainment enterprises in C-3-R and C-3-G districts between the hours of 2 a.m. to 6 a.m.
Recommendation: Adoption of proposed amendments.

21. 2000.987BCX (MILLER: 558-6344)
530-32 FOLSOM STREET (also known as 41 Clementina Street) - northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 --Request for Determination of Compliance pursuant to Section 309 with respect to a proposal to convert an existing building currently being remodeled/expanded for live/work to office use. There would be no addition of gross floor area. Parking would be reconfigured to provide 19 independently-accessible spaces and one tandem space on the ground level, accessed from Clementina Street. The project is within a C-3-S (Downtown Support) District and 200-S Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of November 2, 2000)
22. 2000.918C (DiBARTOLO: 558-6291)
1402 GRANT AVENUE, east side between Green and Union Streets; Lot 019 in Assessor's Block 115 --Request for Conditional Use Authorization under Section 303 (e) of the Planning Code to modify Condition #2 as approved in Case 89.540C and Motion 11782, to allow the existing Small Self-Service Restaurant to extend the hours of operation beyond 10 pm to 2 am and to open at 6 am instead of the current 8 am, as permitted in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
23. 1999.812E (DEUTSCH: 558-5965)
3200 CALIFORNIA STREET- JEWISH COMMUNITY CENTER OF SAN FRANCISCO
Certification of Final Environmental Impact (EIR). Within an RM-1 (Residential, Mixed, Low Density) Zoning District, the Sacramento Street Neighborhood Commercial District, and the 40-X Height and Bulk District, the proposed project would demolish the existing Jewish Community Center (JCC) and the four other structures on the project site (north side of California Street between Presidio Avenue and Walnut Street; Assessor's Block 1021, Lots 5, 6, 24, 25, 28, 29 and 31-37) for the construction of a three-story community center building containing approximately 120,225 gross square feet, excluding parking. The new building would range in height from about 50 to 61 feet. The new building would accommodate JCC community, recreational and educational uses which would be generally a continuation of its current programs. New or expanded space would include an expanded theater/auditorium, additional meeting rooms and classrooms, and a new restaurant and a retail store. The fitness and recreation facilities would be expanded to contain a lap pool, recreational pool and new workout areas. The project would provide up to 181 parking spaces in two below-grade parking levels in an approximately 89,000 gross-square-foot garage. The project includes the establishment of a proposed California Street and Presidio Avenue Community Center Special Use District, and modification of the Height and Bulk District from the current 40-X to a proposed 65-X.
Note: The public hearing on the Draft EIR ended on September 12, 2000. Public comments on the EIR certification only may be presented.
Preliminary Recommendation: Certify Final Environmental Impact Report
24. 1999.812E (LIGHT: 558-6254)
3200 CALIFORNIA STREET - request to adopt California Environmental Quality Act (CEQA) findings and a Statement of Overriding Considerations, as well as the Mitigation Monitoring and Reporting Plan related to the proposed Planning Code Text Amendment, Zoning Map Amendment, and Conditional Use authorization, all of which together will facilitate the

replacement of the existing Jewish Community Center of San Francisco building and four adjacent structures with a new Jewish Community Center building.
Preliminary Recommendation: Adoption of Draft Resolution

25. 1999.812T (LIGHT: 558-6254)
3200 CALIFORNIA STREET - request for approval of Planning Code Text Amendment to create a new California Street and Presidio Avenue Community Center Special Use District (California/Presidio SUD) which will facilitate the replacement of the existing Jewish Community Center of San Francisco building and four adjacent structures with a new Jewish Community Center building.
Preliminary Recommendation: Adoption of Draft Resolution
26. 1999.812Z (LIGHT: 558-6254)
3200 CALIFORNIA STREET - request for approval of Zoning Map Amendment to designate a new California Street and Presidio Avenue Community Center Special Use District (California/Presidio SUD) which will facilitate the replacement of the existing Jewish Community Center of San Francisco building and four adjacent structures with a new Jewish Community Center building.
Preliminary Recommendation: Adoption of Draft Resolution
27. 1999.812C (LIGHT: 558-6254)
3200 CALIFORNIA STREET - request for a Conditional Use authorization to permit the replacement of the existing Jewish Community Center of San Francisco building and four adjacent structures with a new Jewish Community Center building, conforming to the provisions of the proposed California Street and Presidio Avenue Community Center Special Use District (California/Presidio SUD).
Preliminary Recommendation: Adoption of Draft Motion

E. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:30 P.M.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

28. 2000.1005D (DAVIDSON: 558-6363)
3352 CLAY STREET, north side between Presidio Avenue and Walnut Street, Lot 010 in Assessor's Block 997 -- Department staff-initiated Discretionary Review of Building Permit Application No. 200003134135 proposing to reduce the number of legal dwelling units in a building from five to three in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. As a part of this proposal, one illegal dwelling unit would also be removed.
Preliminary Recommendation: Take Discretionary Review and approve a modified project reducing the number of legal dwelling units from five to four.
29. 1997.379D (GORDON: 558-6309)

386 ALABAMA/2625 16TH STREET, entire block bounded by 16th Street, Alabama Street, 17th Street and Harrison Street. Lot 1 in Assessor's Block 3967. Staff Initiated Discretionary Review of Building Permit Application Nos. 9801586, 9801587 and 9801588, proposing development of three four-story live/work buildings containing 64 units within the Industrial Protection Zone and the NEMIZ area. The three proposed buildings will contain 153,333 square feet total. The project also includes: 84 off-street parking spaces, three loading spaces and a maximum of nine ground-floor level commercial retail spaces, 84 off-street parking spaces and 3 off-street loading spaces. The proposed buildings would be approximately 50 feet tall. Per Planning Commission Resolution No. 14861, adopted on August 8, 1999, all live/work projects submitted prior to April 22, 1999 ("pipeline projects") within the Industrial Protection Zone are subject to a mandatory Discretionary Review process before the Planning Commission. The subject building permit applications were submitted January 29, 1998. The project site is within the M-1 (Light Industrial) District, the Industrial Protection Zone, the NEMIZ area, and a 50-X Height and Bulk District. Preliminary Recommendation: Do not take discretionary review, approve building permits as submitted.

30. 2000.1014D (SMITH: 558-6322)
649 DARIEN WAY, Lot No. 009, in Assessor's Block 3263, Request for Discretionary Review of BPA No. 2000/07//127/6312, proposing to construct a second floor addition within the existing attic space of a one-family dwelling in a RH-1(D) District. The proposal involves constructing dormers in the attic to add approximately 563 square feet to habitable area to the dwelling.
Preliminary Recommendation: Do not take Discretionary Review and approve the proposal as it was submitted.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

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Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 16, 2000
1:30 PM

Regular Meeting

President: Anita Theoharis
Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
Cynthia Joe; Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.964DDDD (MEHRA: 558-6257)
250 SEA CLIFF AVENUE, Building Permit Application No. 200006213244, Case No. 2000.964D, for the property at, Lot 1M on Assessor's Block 1307. The proposal is to construct a one-story addition--391 sq. ft. in size--on the second floor on an existing deck adjacent to the master bedroom suite, above the garage on the east side of the property. The addition will accommodate an exercise and dressing room and will not encroach into the required rear or side yards. This property is in an RH-1(D) (Residential, House, Single-family detached) district and a 35-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted
(Proposed for Continuance to December 14, 2000)
2. 2000.887C (YOUNG: 558-6346)
929 MARKET STREET, south side between 5th and 6th Streets; Lots 064, 074, 075 in Assessor's Block 3704: -- Request for Conditional Use Authorization pursuant to Section 219 of the Planning Code to establish office use at the second story level of an existing commercial building within an C-3-R (Downtown Retail) District and 120-X Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to December 14, 2000)
3. 1997.379E (NAVARRETE: 558-5975)
386 ALABAMA STREET: Appeal of a Negative Declaration - The proposal is to construct three buildings on a 49,700 square-foot lot bounded by Alabama, 16th, 17th and Harrison Streets (Assessor's Block 3967, Lot 1). The site is currently vacant and has several addresses on record: 386 Alabama Street, 2625 16th Street, 2001 Harrison Street, 2051 Harrison Street, and 2095 Harrison Street. The project would include a total of 64 live/work units, 9 retail/commercial spaces, and parking for 84 cars. There would be a total of approximately 15,834 square feet of commercial space, about 53,340 square feet of parking, and 83,159 square feet of live/work space. The total size of the three buildings combined would be approximately 153,400 square feet. Each building would have a loading space and a separate garage entrance and exit. There would be garage access on 16th, Harrison, and 17th Streets. The main pedestrian entrances and loading would be on Alabama Street. The new buildings would be approximately 50 feet in height and would cover the entire lot. This proposed project is located in an M-1 (Light Industrial) zoning district. It is also within the Industrial Protection Zone (IPZ) adopted by the Planning Commission as an interim zoning control. However, the building permit applications were submitted in 1998 and is a "grand fathered project" under Planning Commission Resolution No. 14861.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 14, 2000)

4. 2000.641E (NAVARRETE: 558-5975)
1047 MISSISSIPPI STREET The proposal is to demolish the existing 1,500 square foot one-story structure and construct a 14,500 square foot, three-story building, with nine live/work units and 11 parking spaces. The building would be approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district, as well as within an Industrial Protection Zone (IPZ) Buffer, adopted by the Planning Commission as an interim zoning control. Conditional Use authorization would be required for live/work use in the IPZ Buffer.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 14, 2000)
5. 2000.877D (DAVIDSON: 558-6363)
240 - 16TH AVENUE, north side between California and Clement Streets, Lot 037 in Assessor's Block 1418. Request for Discretionary Review for Building Permit Application No.2000/07/25/6060. The proposal would add a four-story addition to the rear of the existing single family dwelling, and reconfigure the building interior to create a second living unit in an RH-2 (Residential, House, Two-Family) Dwelling and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit with modifications.
(Proposed for Continuance to December 7, 2000)
- 6a. 2000.987BCXV (MILLER: 558-6344)
530 FOLSOM STREET, (AKA 41 Clementina Street), northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 - Request for authorization of a CONDITIONAL USE for approximately 6,000 square feet of OFFICE SPACE AT OR BELOW THE GROUND FLOOR and not offering on-site services to the general public and for OFF-STREET PARKING EXCEEDING ACCESSORY AMOUNTS (20 spaces where 15 are permitted), in conjunction with conversion of live/work units to approximately 46,000 square feet of office space, requiring review under Planning Code Sections 309 and 321 (also requiring a Variance of Planning Code standards for open space), in a C-3-S (Downtown Support) District and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to December 7, 2000)
- 6b. 2000.987BCXV (MILLER: 558-6344)
530 FOLSOM STREET, (AKA 41 Clementina Street), northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 -- in a C-3-S (Downtown Support) District and a 200-S Height and Bulk District (Lots 61 and 62). DOWNTOWN OPEN SPACE VARIANCE SOUGHT: The proposal is to substitute an in lieu monetary contribution to the City's Folsom Boulevard streetscape project for usable open space improvements along Folsom Street approved (but not yet emplaced) as part of the live/work project currently under construction on the site (and proposed for conversion to office space).
(Proposed for Continuance to December 7, 2000)
7. 2000.270C (BRESSANUTTI: 575-6892)
535-537 VALENCIA STREET - east side between 16th and 17th Streets; Lot 044 in Assessor's block 3569: Request for Conditional Use authorization to (1) allow continued operation of an existing large (over 1,000 square feet) fast food restaurant, presently d.b.a. "Cable Car Pizza", per Section 726.43 of the Planning Code, and (2) to extend the hours of operation from 2:00 a.m. to 3:00 a.m., per Section 726.27, in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.

Preliminary Recommendation: None
(Continued from Regular Meeting of November 9, 2000)
(Proposed for Continuance to December 7, 2000)

8. 1999.690E (BUFORD: 558-5973)
3000 THIRD STREET - Assessor's Block 4315, Lots 8 & 13; **Appeal of Preliminary Negative Declaration.** The proposal is to demolish the existing 11,000 square feet building and construct a three-story, 225,000 square feet building with 145 parking spaces. The building would consist of 150,000 square feet of light industrial space on the second and third floors. The ground floor would consist of a cafe that is 3,900 square feet and 13,000 square feet of retail. The majority of the new building would be at a height of 60 feet with the exception of the 10 x 10 parapet and clock tower on the southwest corner of the building, where the highest point of the tower would be approximately 80 feet in height. The vehicular access to the parking lot would be from Cesar Chavez Street and 26th Street. The project would replace an existing two-story vehicle maintenance and office building. The majority of the site was currently used as equipment storage and parking for buses and vans. The project site is located within the M-2 (Heavy Industrial) zoning district and within the 80-E Height and Bulk district.

Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of November 2, 2000)
(Proposed for Continuance to December 7, 2000)

9. 2000.884D (PURVIS: 558-6354)
688 POWHATTAN AVENUE, Appeal of a determination of compatibility, pursuant to Planning Code Section 242(e)(6)(B), of Building Permit Application No. 2000/04/04/6293, to construct a 3-story, single-family dwelling at a height of 30 feet and with two off-street parking spaces. The project site is within an RH-1 (Residential, House, One-Family) District, with a 40-X Height and Bulk designation and is within the Bernal Heights Special Use District.

Preliminary Recommendation: Take Discretionary Review and approve project with modifications
(Continued from Regular Meeting of October November 2, 2000)
(Proposed for Continuance to December 7, 2000)

C. COMMISSIONERS' QUESTIONS AND MATTERS

10. Consideration of Adoption - draft minutes of 10/12/00 and 10/19/00
11. Commission Matters

D. DIRECTOR'S REPORT

12. Director's Announcements.
13. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
14. 1998.497B (LeBLANC: 558-6351)
Report on art proposal for 215 Fremont Street. The project was approved on August 10, 2000 in Motion No. 15939.

15. 1998.766BX (LeBLANC: 558-6351)
Report on revised art proposal for 535 Mission Street. The original project was approved on April 13, 2000 in Motions Nos. 15026 and 15027.

E. **REGULAR CALENDAR**

16. 1999.178ET: JOBS-HOUSING LINKAGE PROGRAM (GREEN: 558-6411)
CONSIDERATION OF INITIATING AMENDMENT OF THE PLANNING CODE AND CONSIDERATION OF BOARD OF SUPERVISORS ORDINANCE NOS. 00276 AND 00277: Amending Sections 313 through 313.14, and by adding 313.15, to rename the OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM as the JOBS-HOUSING LINKAGE PROGRAM, to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at least 100,000 square feet.
Preliminary Recommendation:
17. 1999.771ET (SHOTLAND: 558-6308)
SOUTH OF MARKET BILLBOARD AMENDMENT. Consideration of a proposal to INITIATE an AMENDMENT to Part II, Chapter II of the San Francisco Municipal Code (Planning Code) which would amend Articles 6 and 8 to clarify that general advertising signs are not permitted in South of Market Districts, except in the South of Market General Advertising Special Sign District.
Preliminary Recommendation: Initiate Proposed Amendment and Schedule a public hearing on December 7, 2000.
18. 2000.998TZ LORD (558-6311)
NOE-EUREKA VALLEY SPECIAL USE DISTRICT. Consideration of a proposal to amend Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by adding Section 245 to create the Noe-Eureka Valley Special Use District for the property within the area generally bounded by 18th Street to the north; Dolores Street to the east; 30th and Clipper Street to the south; Douglass Street and Grand View Avenue to the west. The Noe-Eureka Valley Special Use District will place additional restrictions on residential building heights, rear yards, design and unit mergers by amending Planning Code Sections 102, 132, 134, and 252.1 to reflect and cross-reference the provisions of Section 245.
Preliminary Recommendation: The Commission takes no action on the initiated ordinance and reports to the Board of Supervisors on important planning issues as recommended considerations prior to Board action. These important planning issues are contained in a Draft Planning Commission Resolution that is recommended for adoption by the Planning Department staff.
19. 2000.999TZ LORD (558-6311)
GLEN PARK SPECIAL USE DISTRICT. Consideration of a proposal to amend Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by adding Section 245.1 to create the Glen Park Special Use District for the property within the area generally bounded by 30th Street to the north; San Jose Avenue to the east; Bosworth Street to the south; Elk Street and Diamond Heights Boulevard to the west. The Glen Park Special Use District will place additional restrictions on residential building heights, rear yards, design and unit mergers by amending Planning Code Sections 102, 132, 134, and 252.1 to reflect and cross-reference the provisions of Section 245.1.
Preliminary Recommendation: The Commission takes no action on the initiated ordinance and reports to the Board of Supervisors on important planning issues as recommended

considerations prior to Board action. These important planning issues are contained in a Draft Planning Commission Resolution that is recommended for adoption by the Planning Department staff.

20. (MALTZER: 558-6391)
ADOPTION OF NEW POLICIES REGARDING OFFICE USE AND CONVERSION OF LIVE/WORK (LOFT HOUSING) WITHIN INTERIM INDUSTRIAL PROTECTION ZONES AND MIXED USE HOUSING ZONES - Consideration of adopting new policies to discourage office development and to further discourage the conversion of live/work to office within the Interim Controls boundary area. These new policies are to supplement existing policies previously adopted August 5, 1999 (CPC Res. 14861).
Preliminary Recommendation: Adopt Resolution creating new Policies within Interim Zones (Continued from Regular Meeting of November 9, 2000)
21. 2000.1007T (LORD: 558-6311)
LIVE-WORK TO LOFT HOUSING AMENDMENT - Consideration of amendments to Part II, Chapter II, of the San Francisco Municipal Code (Planning Code) by amending Sections 102.7 and 102.13 to redefining "live/work" units as "loft housing" and classifying them as residential uses; repealing Section 233 regarding live/work; adding Section 232 to establish requirements for loft housing that would subject it to existing live/work controls except that there would be no restriction on the nature of work which could be performed in the unit so long as the use is permitted in the SSO (Service/Secondary Office) Zoning District and no requirement that the occupant(s) work in the unit, would establish density standards, would require loft housing to comply with existing inclusionary housing policies, would require loft housing in residential areas to comply with all requirements for residential uses including the residential design guidelines, would require loft housing constructed in areas not zoned residential to comply with non-residential design guidelines and all requirements for residential uses except for height, front setback and open space requirements, would establish procedures for converting live/work units to non-residential uses, and would establish loft housing rear yard standards; states that this ordinance supersedes any inconsistent planning commission policies.
Preliminary Recommendation: Adopt the Draft Ordinance (Continued from Regular Meeting of November 2, 2000)
22. 2000.474E (KUGLER: 558-5983)
1001 17TH STREET, Appeal of a Preliminary Negative Declaration. The proposed project is located at the southwest corner of 17th Street and Pennsylvania Avenue in the northern portion of the Potrero Hill Neighborhood (lots 9 & 10 of Assessor's Block 3987). The project would remove an existing single-story warehouse with office mezzanine and adjacent storage yard and would construct a new four-level over basement, 50-foot tall, commercial building of approximately 68,290 sq.ft. for business service use with retail on the ground floor. The site has an approximate area of 15,361 sq. ft.. The building entrance and access to the 57 spaces of parking (50 independently accessible and 7 tandem) in the ground and basement levels would be from Pennsylvania Avenue while the loading dock entrance would be off 17th Street. Along with about 37,000 sq.ft. of commercial/business service uses the building would contain about 2,550 sq.ft. of retail space and about 28,740 sq.ft. of parking/building service area. The proposed building would be constructed to cover the entire site. The site is zoned M-2 with a 50-X Height/Bulk District.
Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting of October 12, 2000)

23. 1997.433A (KOMETANI: 558-6478)
22 ALTA STREET, north side between Montgomery and Sansome Streets. Lot 34A in Assessor's Block 106 -- Request for Certificate of Appropriateness authorization, under Article 10 of the Planning Code, to construct a new, one-unit, residential building, two-stories at the front (Alta Street) elevation and five-stories at the rear in the Telegraph Hill Historic District. The subject property is zoned RH-3 (House, Three-Family) District and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 19, 2000)
24. 2000.817B (WONG: 558-6381)
2550 CESAR CHAVEZ STREET, north side, near the intersection of Vermont Street; Lot 016 in Assessor's block 4329 - Request under Planning Code Section 321 for authorization to convert 33,500 gross square feet in the building from industrial use to office use and to create an additional 10,000 gross square feet of office use for a total of 43,500 gross square feet. The subject property falls within a M-1(Light Industrial) Zoning District and a 50-X/65-J Height and Bulk District. It also lies in the Industrial Protection Zone of the Industrial Land Interim Zoning Controls.
Preliminary Recommendation: No Recommendation
(Continued from Regular Meeting of October 26, 2000)
25. 2000.724C (WONG: 558-6381)
1104 YORK STREET, west side, between 23rd and 24th Streets, Lot 038 in Assessor's Block 4209, a request for conditional use authorization for the continuance for a nonconforming use. This is for a metal fabrication business in an RM-1 Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
26. 2000.291CZ (WOODS: 558-6315)
1062 OAK STREET, north side, between Divisadero and Scott Streets, Lot 19 in Assessor's Block 1216 - Request to amend the Planning Code Zoning Map to reclassify a portion of Lot 19 from an RH-3 (Residential, House, Three-Family) District to an NC-2 (Small-Scale Neighborhood Commercial) District. Currently, the northern portion of Lot 19 (trapezoidal-shaped of approximately 113 feet wide by 82 feet deep) is zoned RH-3 and is in a 40-X Height and Bulk District; the southern portion of Lot 19 (a narrow strip of approximately 25 feet wide by 90 feet deep) is zoned NC-2 and is in a 65-A Height and Bulk District. The proposal is to reclassify the RH-3 portion of the lot 19 to NC-2 to allow the expansion of an existing car wash (Touchless Car Wash). The Height and Bulk District of the reclassified portion of Lot 19 would remain 40-X.
The project sponsor, on November 8, 2000, has modified the proposal to reclassify only the northwest portion of lot 19, approximately 4,300 square feet, from RH-3 to NC-2 zoning district.
Original Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.
NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.
(Continued from Regular Meeting of November 2, 2000)

27. 2000.291CZ (WOODS: 558-6315)
444 DIVISADERO STREET AND 1052-62 OAK STREET, northeast corner of Oak and Divisadero Streets, Lots 5, 17, 18 and 19 in Assessor's Block 1216 - Request for Conditional Use Authorization under Sections 186.1, 209.7, 303, 304 and 711.59 of the Planning Code to permit a Planned Unit Development for the expansion of an existing car wash (Touchless Car Wash) in an NC-2 (Small-Scale Neighborhood Commercial) District within 65-A and 40-X Height and Bulk District.
Original Preliminary Recommendation: Approval with conditions.
NOTE: On August 24, 2000, after public testimony, the Commission closed public comment and continued the matter to September 14, 2000 to allow the project sponsor time to meet with neighborhood groups and develop modifications to the project. Public comment will be re-opened to address proposed modifications only.
(Continued from Regular Meeting of November 2, 2000)
28. 2000.572C (BORDEN: 558-6321)
2543 NORIEGA STREET, southeast corner of 33rd Avenue and Noriega Street; Lot 10 in Assessor's Block 2069 -- Request for Conditional Use authorization to allow the installation of three antennas, all at the roof of the existing building, and five equipment cabinets at the first floor, as part of a wireless telecommunications network operated by Sprint PCS, pursuant to Planning Code Section 711.83, in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
29. 2000.960C (SIDER: 558-6697)
501 DOLORES STREET, southeast corner of 18th Street; Lot 046 in Assessor's Block 3587: Request for Conditional Use Authorization to allow an entertainment use on the first floor of the subject structure, pursuant to Planning Code Section 710.48 in an NC-1 (Neighborhood Commercial Cluster) District with a 40-X Height and Bulk designation. The proposal is to conduct performances at the "Dolores Park Cafe" of non-amplified music, singing, and poetry readings. No physical changes are to be made to the structure.
Preliminary Recommendation: Approval with conditions

F. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **4:30 P.M.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

- 30a. 2000.779D (S.SNYDER: 558-6543)
746 CAROLINA STREET, on the west side of Carolina Street, between 20th and 22nd Streets, on Lot 5 of Assessor's block 4096, proposing to construct a new two-family dwelling on a vacant lot in an RH-2 (Residential, House, Two-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval

- 30b. 2000.779V (S.SNYDER: 558-6543)
746 CAROLINA STREET, on the west side of Carolina Street between 20th and 22nd Streets, on Lot 5 of Assessor's Block 4096 in an RH-2 (Residential House, Two-Family) District. FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a new two-family dwelling on a vacant lot.
31. 2000.1109D (MIRAMONTES: 558-6348)
519 - 17TH AVENUE, between Anza and Balboa Streets, Lot 005 in Assessor's Block 1560. Request for Discretionary Review for Building Permit Application No. 2000/08/14/7768. The proposal is to fill in on the ground level below an existing rear extension and to construct a two-story addition (approximately 9 feet deep by 16 feet wide) at the rear of this extension to a single-family home in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.
32. 2000.1029D (WONG: 558-6381)
481 ARKANSAS STREET, Request for Discretionary Review for Building Permit Application No. 200003245373 for the property at 481 Arkansas Street, Lot 012A in Assessor's Block 4068. The proposal is to add one dwelling unit to an existing single family, two-story residence by constructing a one floor plus penthouse vertical addition. The subject property falls within a RH-2 (Residential, Two-family) Zoning District and a 40-X Height / Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
33. 2000.1018D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower," (also known as 1 and 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Planning Commission-initiated Discretionary Review of Building Permit Application No. 2000-08-18-8285 for installation of a five-foot 11-inch diameter satellite dish antenna on the roof of the existing transmitter building, a transmission line from the antenna into the building, digital audio broadcast equipment in existing transmitter building for "Sirius Satellite Radio," and interior partitions in the building, at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
34. 2000.1135D (MILLER: 558-6344)
1 LA AVANZADA STREET --"Sutro Tower," (also known as 1 and 250 PALO ALTO AVENUE), Lot 3 in Assessor's Block 2724 --Planning Commission-initiated Discretionary Review of Building Permit Application No. 2000-10-27-4313 --Replacement of existing 80-pound antenna with new, smaller 40-pound antenna on Third Level of Tower, +/-380 in height, and installation of a new transmission line from the second level of the existing transmitter building to the Third Level of the Tower for "Sirius Satellite Radio," at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
35. 2000.789D (WANG: 558-6335)
501 NOE STREET, Lot 076, in Assessor's Block 3584. Request for Discretionary Review for Building Permit Application No. 9917044. The proposal would demolish the existing detached garage, convert the existing ground floor to a new garage and construct a two-story

vertical addition, including an in-fill of the space left by the demolished garage, to the existing two-story, three-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursdays, November 23 and 30, 2000*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursdays, November 23 and 30, 2000* had been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, December 7, 2000*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

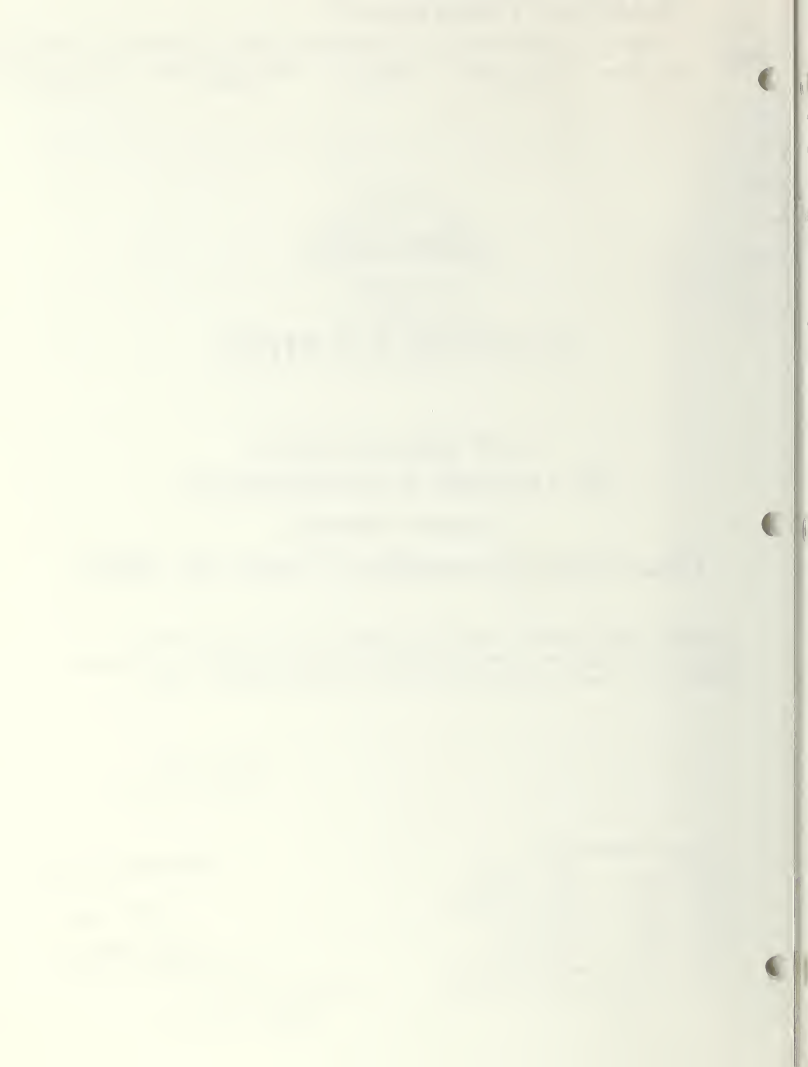
PRESIDENT	ANITA THEOHARIS
VICE-PRESIDENT	BEVERLY MILLS
COMMISSIONER	ROSLYN BALTIMORE
COMMISSIONER	HECTOR CHINCHILLA
COMMISSIONER	WILLIAM W. FAY
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	JIM SALINAS, Sr.

GERALD G. GREEN, DIRECTOR OF PLANNING
LINDA D. AVERY, COMMISSION SECRETARY

DOCUMENTS DEPT.

NOV 17 2000

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&
special

SAN FRANCISCO PLANNING COMMISSION

& RECREATION AND PARK COMMISSION

Notice of Meeting & Calendar of Special Joint Meeting

Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 7, 2000

12:00 PM

Fay 12/1/00
DOCUMENTS DEPT.

DEC 04 2000

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis

Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Acting Commission Secretary: Andrea Green

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning> or as
a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance,

conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence
- 5) Environmental Review file

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

12:00 PM

ROLL CALL

PLANNING:

Commission President:
Commission Vice President:
Commissioners:

Anita Theoharis
Beverly Mills
Roslyn Baltimore, Hector Chinchilla, William W. Fay,
Cynthia Joe, Jim Salinas, Sr.

RECREATION &

PARK:

Commission President:
Commission Vice President:
Commissioners:

Gordon Chin
John Murray
Gloria Bonilla, Eugene Friend, William P. Getty,
Lary Martin, Lynne Newhouse Segal

A. SPECIAL CALENDAR

1. 1999.455E (NAVARRETE: 558-5975)
New deYoung Museum Project, Certification of Environmental Impact Report. The proposed project would demolish and reconstruct the M.H. de Young Museum on the site of the existing de Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the de Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current de Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. (Action by Planning Commission)
Preliminary Recommendation: Certify Final Environmental Impact Report
(Continued from Regular Meeting of November 9, 2000)
2. 1999.455E (NAVARRETE: 558-5975)
New de Young Museum Project, Adoption of Findings Pursuant to the California Environmental Quality Act. The proposed project would demolish and reconstruct the M.H. de Young Museum on the site of the existing de Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the de Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current de Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. (Action by Planning Commission)

Preliminary Recommendation: Adopt CEQA findings.
(Continued from Regular Meeting of November 9, 2000)

3. New de Young Museum Project, Recreation and Park Commission Recommendation to Planning Commission Regarding Planning Code Section 295 ("Sunlight Ordinance"). The proposed project would demolish and reconstruct the M.H. de Young Museum on the site of the existing de Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the de Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade, with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current de Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. Section 295 of the Planning Code requires, prior to approval of the project, that a determination be made that shading from the structure will not have a significant and adverse effect on lands under the jurisdiction of the Recreation and Park Department. The Commission shall make this determination in a joint hearing with the Recreation and Park Commission to adopt implementation criteria. (Action by Recreation and Park Commission)

Preliminary Recommendation: Recommend finding that shadow impact is insignificant.

4. 2000.1094K (NIKITAS: 558-6306)
New de Young Museum Project, Planning Commission Findings Regarding Planning Code Section 295 ("Sunlight Ordinance"). The proposed project would demolish and reconstruct the M.H. de Young Museum on the site of the existing de Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the de Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade, with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current de Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. Section 295 of the Planning Code requires, prior to approval of the project, that a determination be made that shading from the structure will not have a significant and adverse effect on lands under the jurisdiction of the Recreation and Park Department. The Commission shall make this determination following a recommendation by the Recreation and Park Commission. (Action by Planning Commission)

Preliminary Recommendation: Find that shadow impact is insignificant
(Continued from Regular Meeting of November 9, 2000)

5. 2000.1094R (BADINER: 558-6350)
New de Young Museum Project, Findings Of Consistency With General Plan And

Planning Code Priority Policies For The New de Young Museum Project In Golden Gate Park. The proposed project would demolish and reconstruct the M.H. de Young Museum on the site of the existing de Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the de Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade, with a varying roof height ranging from 33 to 48 feet, and a 160-foot tower at the northeast corner of the project site. The building would increase current de Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. Planning Code Sections 234.1 and 290 require uses in a P district and an OS height and bulk district be in conformity with the General Plan. (Action by Planning Commission)

Preliminary Recommendation: Find that Project is, on balance, in conformity with General Plan.

(Continued from Regular Meeting of November 9, 2000)

6. 2000.1094V (WOODS: 558-6315)
New de Young Museum Project, Parking Variance Request. The proposal is to remove 85 surface parking spaces for museum staff, currently on the eastern side of the museum, and to construct a new de Young Museum without providing the required 156 off-street parking spaces. The project site is within the P (Public Use) Zoning District and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive, and to the west by the Hagiwara Japanese Tea Garden.
(Continued from Regular Meeting of November 9, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.


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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

**Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, December 7, 2000

2:00 PM

DOCUMENTS DEPT.

DEC 04 2000

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis

Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Acting Commission Secretary: Andrea Green

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Andrea Green, Acting Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

2:00 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
Cynthia Joe; Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.385C (SANCHEZ: 558-6679)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541: Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of eight antennas on the existing rooftop penthouses and an equipment shelter on the second-floor of the existing six-story mixed-use building as part of Nextel's wireless telecommunications network within the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Preference 2 (co-location site).
Preliminary Recommendation: None
(Proposed for Continuance to December 14, 2000)
2. 2000.270C (BRESSANUTTI: 575-6892)
535-537 VALENCIA STREET - east side between 16th and 17th Streets; Lot 044 in Assessor's block 3569: Request for Conditional Use authorization to (1) allow continued operation of an existing large (over 1,000 square feet) fast food restaurant, presently d.b.a. "Cable Car Pizza", per Section 726.43 of the Planning Code, and (2) to extend the hours of operation from 2:00 a.m. to 3:00 a.m., per Section 726.27, in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: None
(Continued from Regular Meeting of November 9, 2000)
(Proposed for Continuance to December 14, 2000)
3. 2000.944C (NIKITAS: 5586306)
1527-1533 PINE STREET, south side through to Austin between Polk Street and Van Ness Avenue, Lots 018, 018A, and 019 in Assessor's Block 0667 - Request for Conditional Use Authorization under Planning Code Section 121.2 for use size exceeding 3,000 square feet within the Polk Street NC District (Lot 19) and Section 209.8(c) for a commercial establishment located above the ground floor in an RC-4 District (Residential-Commercial High Density) and the Van Ness Special Use District (Lots 18 and 18A). The properties are in 130-V and 65-A Height and Bulk Districts. The proposal is to convert three interconnected buildings from commercial and industrial uses (Albert Daini Fine Furniture) to business or professional services office space (West Coast Property Management).
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to December 14, 2000)
4. 2000.996T: (HERRERA: 558-6316)
HOURS OF OPERATION - Consideration of amendments to the Planning Code Sections 206.3, 209.8 and to add Section 303 (c)(7) to require Conditional Use Authorization with Good Neighbor Policies per Section 805.5 for hours of operation between 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts for billiard hall, dance hall, nightclub, other amusement enterprise and nighttime entertainment activities, and adult entertainment; and to require Conditional Use

Authorization for hours of operation between 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts for bars and various eating establishments (full-service restaurant, large fast-food restaurant, and small self service restaurant); and to amend Sections 210.3 and 221(f) to require Conditional Use Authorization to operate amusement and adult entertainment enterprises in C-3-R and C-3-G districts between the hours of 2 a.m. to 6 a.m.

Recommendation: Adoption of proposed amendments.

Note: On November 9, 2000, following public testimony, the Commission closed public hearing. A motion to approve the legislation failed to carry by a vote of +2 -5. Commissioners Baltimore, Chinchilla, Mills and Theoharis voted against. The matter was then continued to December 7, 2000.

(Proposed for Continuance to December 14, 2000)

5. (RICH: 558-6345)

General Plan Referral for Urban Design aspects of the Third Street Light Rail Project, including, station platforms, street lighting, trackway paving, and other urban design elements. Preliminary Recommendation: Finding of conformance with the General Plan.

Note: On October 12, 2000, following public testimony, the Commission closed public hearing and continued the matter to October 26, 2000, to explore funding sources by a vote of +7 -0.

(Continued from Regular Meeting of November 9, 2000)

(Proposed for Continuance to January 11, 2001)

6. 1999.346TZ (MALTZER: 558-6391)

ADOPTION OF NEW POLICIES REGARDING OFFICE USE AND CONVERSION OF LIVE/WORK (LOFT HOUSING) WITHIN INTERIM INDUSTRIAL PROTECTION ZONES AND MIXED USE HOUSING ZONES - Consideration of adopting new policies to discourage office development and to further discourage the conversion of live/work to office within the Interim Controls boundary area. These new policies are to supplement existing policies previously adopted August 5, 1999 (CPC Res. 14861).

Preliminary Recommendation: Adopt Resolution creating new Policies within Interim Zones

(Continued from Regular Meeting of November 16, 2000)

(Proposed for Continuance to December 14, 2000)

7. 2000.1007T (LORD: 558-6311)

LIVE-WORK TO LOFT HOUSING AMENDMENT -Consideration of adoption of amendments to Part II, Chapter II, of the San Francisco Municipal Code (Planning Code) by amending Sections 102.7 and 102.13 to redefining "live/work" units as "loft housing" and classifying them as residential uses; repealing Section 233 regarding live/work; adding Section 232 to establish requirements for loft housing that would subject it to existing live/work controls except that there would be no restriction on the nature of work which could be performed in the unit so long as the use is permitted in the SSO (Service/Secondary Office) Zoning District and no requirement that the occupant(s) work in the unit, would establish density standards, would require loft housing to comply with existing inclusionary housing policies, would require loft housing in residential areas to comply with all requirements for residential uses including the residential design guidelines, would require loft housing constructed in areas not zoned residential to comply with non-residential design guidelines and all requirements for residential uses except for height, front setback and open space requirements, would establish procedures for converting live/work units to non-residential uses, and would establish loft housing rear yard standards; states that this ordinance supersedes any inconsistent planning commission policies.

Preliminary Recommendation: Adopt the Draft Ordinance

(Continued from Regular Meeting of November 16, 2000)
(Proposed for Continuance to December 14, 2000)

- 8a. 2000.863BV (WONG: 558-6381)
2712 MISSION STREET - The subject property seeks an authorization for a proposed office development under the smaller building reserve, pursuant to Planning Code Section 321. The proposal is for a change of use from "Retail" to "Office" and for the renovation and expansion of an existing 27,831 gross square foot building into a 30,847 gross square foot building by enlarging an mezzanine within the existing structure. The subject property falls within a NC-3 (Moderate Scale Commercial District) Zoning District and a 50-X/80-B Height and Bulk District.
Preliminary Recommendation: Disapproval
(Proposed for Continuance to January 11, 2001)
- 8b. 2000.863BV (WONG: 558-6381)
2712 MISSION STREET - The subject property seeks a parking variance for the reduction of required off-street parking, pursuant to Planning Code Section 151. The project proposes to provide 5 parking spaces for the conversion of 30,847 gross square feet of office space on a site which presently provides no off-street parking spaces. The subject property falls within a NC-3 (Moderate Scale Commercial District) Zoning District and a 50-X/80-B Height and Bulk District.
(Proposed for Continuance to January 11, 2001)
9. 2000.1148C (WILSON: 558-6602)
700-740 LE CONTE AVENUE AND 845 MEADE AVENUE, at Jennings Street; Lots 111-116, 133 and 134 in Assessor's Block 4991: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow a planned unit development for up to 45 dwelling units, within a RH-1 (House, One-Family) and RH-2 (House, Two-Family), and a 40-X Height and Bulk District.
Preliminary Recommendation: pending
(Proposed for Continuance to January 11, 2001)
- 10a. 2000.654D (YOUNG: 558-6346)
412 LOMBARD STREET, north side between Grant Avenue and Stockton Street, Lot 010 in Assessor's Block 0062 -- Request for Discretionary Review of Building Permit Application No. 2000/03/03/3468 to construct a two-story vertical addition to an existing one-story over basement single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 18, 2001)
- 10b. 2000.654V (YOUNG: 558-6346)
412 LOMBARD STREET, north side between Grant Avenue and Stockton Street, Lot 010 in Assessor's Block 0062, proposing the construction of a two-story vertical addition to an existing one-story over basement single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. REAR YARD VARIANCES SOUGHT: Planning Code Section 134(c) requires a 15-foot rear setback for the subject property and the proposed vertical addition extends 3 feet into this 15-foot area. Planning Code Section 134(c)(1) limits the height of building extensions in the rear 45% of the lot to 30 feet. The proposed third story exceeds this limit by approximately 8 feet, but does not exceed

the absolute limit of 40 feet.

(Proposed for Continuance to January 18, 2001)

11. 2000.877D (DAVIDSON: 558-6363)
240 - 16TH AVENUE, north side between California and Clement Streets, Lot 037 in Assessor's Block 1418. Request for Discretionary Review for Building Permit Application No.2000/07/25/6060. The proposal would add a four-story addition to the rear of the existing single family dwelling, and reconfigure the building interior to create a second living unit in an RH-2 (Residential, House, Two-Family) Dwelling and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit with modifications.
(Continued from Regular Meeting of November 16, 2000)
(Proposed for Continuance to January 18, 2001)
12. 1999.998D (WANG: 559-6335)
583-587 CORBETT AVENUE, east side between Iron Alley and Glendale Street, Lots 110 and 111 in Assessor's Block 2717, proposing to construct a two-story-over-garage and basement single-family dwelling on each of the two vacant lots in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Continuance to January 25, 2001)
13. 2000.779D (WONG: 558-6381)
806-808 RHODE ISLAND STREET, Request for Discretionary Review for Building Permit Application No. 200006213250 for the property at 806-808 Rhode Island Street, Lot 002 in Assessor's Block 4094. The proposal is to demolish the existing single family residence and to construct a two-dwelling unit building. The subject property falls within a RH-3 (Residential, Three-family) Zoning District and a 40-X Height / Bulk District.
DISCRETIONARY REVIEW WITHDRAWN
14. 1999.690E (CHAN: 558-5982)
3000 THIRD STREET - Appeal of a Preliminary Negative Declaration: Assessor's Block 3754 Lot 8. The proposal is to demolish the existing 11,000 square feet building and construct a three-story, 225,000 square feet building with 145 parking spaces. The building would consist of approximately 161,900 square feet of light industrial space on the second and third floors, of which up to 24,500 sq.ft. could be accessory office space. The ground floor would consist of about 5,000 square feet of commercial space. The majority of the new building would be at a height of 60 feet with the exception of the 10 x 10 parapet and clock tower on the southwest corner of the building. The highest point of the tower would be approximately 80 feet. The vehicular access to the parking lot would be from Cesar Chavez Street and 26th Street. The project would replace an existing two-story vehicle maintenance and office building. The majority of the site is currently used as equipment storage and parking for buses and vans. The project site is located within the M-2 (Heavy Industrial) zoning district and within the 80-E Height and Bulk district
Preliminary Recommendation: Uphold Negative Declaration.
(Continued from Regular Meeting of November 2, 2000)
APPEAL WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 15. Consideration of Adoption - draft minutes of 10/26/00.
- 16. Commission Matters

C. DIRECTOR'S REPORT

- 17. Director's Announcements.
- 18. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
- 19. 1999.176BX (LeBLANC: 558-6351)
235 SECOND STREET, Report on revised open space plan. The original project, including an open space plan, was approved on March 2, 2000 in Motions Nos. 15003 and 15004. A revised open space plan was presented to the Commission on November 9, 2000. The current modified plan responds to comments the Commission made on November 9. (Continued from Regular Meeting of November 9, 2000)

D. REGULAR CALENDAR

- 20. (GREEN: 558-6411)
Planning Commission consideration of adoption proposed changes to the Rules for the Office Development Annual Limitation Program.
(Continued from Regular Meeting of November 9, 2000)
- 21. 1999.187ET (GREEN: 558-6411)
JOBS-HOUSING LINKAGE PROGRAM: Consideration of adoption of amendments to the Planning Code amending Sections 313 through 313.14 and adding 313.15 to rename the Office Affordable Housing Production Program as the JOBS-HOUSING LINKAGE PROGRAM, to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, to all new and expanded retail space of at least 100,000 square feet.
Preliminary recommendation: Adopt Resolution amending the Planning Code.
(Continued from the Regular Meeting of November 16, 2000)
- 22. 2000.1098T (LORD: 558-6311)
SUTRO TOWER NOTIFICATION, Consideration of adoption of amendments to Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by adding Section 306.9 to require notice of application for building permits for Sutro Tower to be sent to all property owners within a 1,000 foot radius of the Tower's site.
Preliminary Recommendation: Adopt the proposed amendment
- 23. 2000.020T (HERRERA: 558-6316)
LANDMARKS BOARD 60 DAY REVIEW AMENDMENT - Consideration of adoption of an amendment to the Planning Code Section 1004.2 to allow the Landmarks Preservation Advisory Board sixty (60) days instead of thirty (30) days within which to review and report to the San Francisco Planning Commission on proposed landmark designations.
Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
Preliminary Recommendation: Adopt the proposed amendment

24. 2000.024T (HERRERA: 558-6316)
HEIGHT LIMIT EXCEPTION - Consideration of adoption of an amendment to the Planning Code Section 263.1 to make the height limit exception available under Section 263.1 inapplicable to properties located in the Jackson Square Historic District and Assessor's Block 195, Lots 4 and 16. Planning Code Section 263.1 permits the San Francisco Planning Commission to approve height exceptions of up to 200 feet for properties in the 65-D-2 Height and Bulk District located at the southern edge of Jackson Square.
Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
Preliminary Recommendation: Disapprove proposed amendment with recommendations to Board of Supervisors
25. 1999.771ET (SHOTLAND: 558.6308)
SOUTH OF MARKET BILLBOARD AMENDMENT Consideration of a proposal to adopt an amendment to Part II, Chapter II of the San Francisco Municipal Code (Planning Code) which would amend Articles 6 and 8 to clarify that general advertising signs are not permitted in South of Market Districts, except in the South of Market General Advertising Special Sign District. Testimony and Commission considerations could result in recommendations to modify the proposed legislation.
Preliminary Recommendation: Adoption of Draft Resolution Approving the proposed Amendment.
- 26a. 1999.300BX (LeBLANC: 558-6351)
272 MAIN STREET, West side of Main Street between Howard and Folsom Streets, Lot 006 in Assessor's Block 3739, -- Request under Planning Code Section 309 for Determination of Compliance for the construction of a six-story, 80-foot tall building with a total of approximately 56,320 gross square feet including up to 46,500 square feet of office space, approximately 6,100 square feet of ground floor retail space and 1,360 square feet of open space. The existing 30-foot tall, approximately 10,000 square-foot office building would be demolished. The project lies within a C-3-O(SD) (Downtown Office, Special Development) District and an 80-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 26b. 1999.300BX (LeBLANC: 558-6351)
272 MAIN STREET, West side of Main Street between Howard and Folsom Streets, Lot 006 in Assessor's Block 3739, -- Request under Planning Code Sections 320-325 (Office Development Limitation Program) for the construction of a six-story, 80-foot tall building with a total of approximately 56,320 gross square feet including up to 46,500 square feet of office space, approximately 6,100 square feet of ground floor retail space and 1,360 square feet of open space. The existing 30-foot tall, approximately 10,000 square-foot office building would be demolished. The project lies within a C-3-O(SD) (Downtown Office, Special Development) District and an 80-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 27a. 2000.987CV (MILLER: 558-6344)
530 FOLSOM STREET, (aka 41 Clementina Street), northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 - Request for authorization of a CONDITIONAL USE for approximately 6,000 square feet of OFFICE SPACE AT OR BELOW THE GROUND FLOOR and not offering on-site services to the general public and for OFF-STREET PARKING EXCEEDING ACCESSORY AMOUNTS (20 spaces when 15 are permitted), in conjunction with conversion of live/work units to

approximately 46,000 square feet of office space, having been reviewed and approved by the Planning Commission on November 2, 2000, under Planning Code Sections 309 and 321 (also requiring a Variance of Planning Code standards for open space) in a C-3-S (Downtown Support) District and a 200-S Height and Bulk District.

Preliminary Recommendation: Approval with conditions

- 27b. 2000.987CV (MILLER: 558-6344)
530 FOLSOM STREET, (aka 41 Clementina Street), northeast corner at Ecker Street, between First and Second Streets, Lot 17 in Assessor's Block 3736 - in a C-3-S (Downtown Support) District and a 200-SD Height and Bulk District (Lots 61 and 62). DOWNTOWN OPEN SPACE VARIANCE SOUGHT: The proposal is to substitute an in lieu monetary contribution to the City's Folsom Boulevard streetscape project for usable open space improvements along Folsom Street approved (but not yet emplaced) as part of the live/work project currently under construction of the site (and approved for conversion to office space).
28. 2000.824C (YOUNG: 558-6346)
1351 GRANT AVENUE, west side between Vallejo and Green Streets; Lot 002 in Assessor's Block 0131: -- Consideration of the possible revocation of conditional use or the possible modification of or placement of additional conditions per Planning Code Section 303(f) of a prior authorization to allow the establishment of a full-service restaurant and bar, approximately 3,400 square feet in floor area, within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to consider revocation, modification, or placement of additional conditions on a conditional use authorization approved on December 17, 1998, for the conversion of a vacant commercial space, the former Figoni Hardware Store, into a full-service restaurant and bar, per Planning Code Sections 722.41 and 722.42. The proposed full-service restaurant and bar is located on the ground floor level of an existing three-story residential over commercial building. The proposal was approved under Building Permit Application No. 9912999. There have been unresolved complaints from the community in relation to the construction and operation of the facilities and the possible eviction of residential tenants within the building.
Preliminary Recommendation: Planning Commission to schedule a subsequent hearing to consider the revocation, modification, or placement of additional conditions on the conditional use authorized in Motion No. 14785 under Case No. 1998.243C.
(Continued from Regular Meeting of October 26, 2000)
29. 2000.429C (LIGHT: 558-6254)
1060-1062 GEARY STREET, north side of street between Van Ness Avenue and Polk Street, Lots 9 and 9a in Assessor's Block 694: -- Request for Conditional Use authorization to construct a 130-foot high mixed use building containing approximately 6,000 square feet of retail use, 6 live/work units, artist gallery space and 27 residential units, and accessory parking, in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District, and a 130-V Height and Bulk District.
Preliminary Recommendation: Approval with conditions and a modification to change 6 live/work units to dwelling units and reduce building square footage by 2,150 square feet to meet F.A.R.
30. 1999.217C (WOODS: 558-6315)
2222 BROADWAY, north side, between Webster and Fillmore Streets, with additional frontage on Vallejo Street, Lots 1, 23 and 24 in Assessor's Block 564 -Request for Conditional Use Authorization under Sections 209.3(g), 209.3(h), 303 and 304 of the Planning Code to permit a Planned Unit Development (PUD) for the expansion of the Schools of the Sacred Heart. The

site consists of two private elementary schools and one private secondary school. The proposal is to demolish and remove the outdoor play yard and the two-story wood framed classroom building on the southwest corner of Vallejo and Webster Streets, behind the existing Grant Building, and to construct a new five-story 32,000 square-foot Fine Arts and Science building serving the existing elementary and secondary schools. The proposal would require modification of rear yard requirements, pursuant to Section 134 of the Planning Code, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District
Preliminary Recommendation: Approval with conditions

- 31a. 2000.299E (CHAN 558-5982)
690 DE HARO STREET, Appeal of a Preliminary Negative Declaration. The proposed project would demolish an existing single family house, and construct four two-unit residential buildings in the Potrero Hill neighborhood. The project site is zoned RH-2 (Residential, House -Two Family), and is currently identified as Assessor's Block 4031, Lots 26 and 27. Lot 27 has been proposed for subdivision into three lots.
Preliminary Recommendation: Uphold Negative Declaration
(Continued from Regular Meeting of November 2, 2000)

E. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately 5:30 P.M. the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

- 31b. 2000.299D (M.SNYDER: 575-6891)
690 DeHARO STREET, northwest corner of DeHaro Street and 19th Street Right-of-Way, Lots 026 (to be subdivided) and 027 in Assessor's Block 4031, proposing to demolish the existing single-family house and construct four duplexes in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 32a. 2000.779D (S.SNYDER: 558-6543)
746 CAROLINA STREET, on the west side of Carolina Street, between 20th and 22nd Streets, on Lot 5 of Assessor's block 4096, proposing to construct a new two-family dwelling on a vacant lot in an RH-2 (Residential, House, Two-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
Note: On November 16, 2000, following public testimony the Commission continued the matter to 12/7/00 instructing Staff to provide the Residential Design Checklist and explain any concerns and analyses. The vote was +7 -0 for the continuance. Public Hearing to remain open.
(Continued from Regular Meeting of November 16, 2000)

- 32b. 2000.779V (S.SNYDER: 558-6543)
746 CAROLINA STREET, on the west side of Carolina Street between 20th and 22nd Streets, on Lot 5 of Assessor's Block 4096 in an RH-2 (Residential House, Two-Family) District. **FRONT SETBACK VARIANCE SOUGHT:** The proposal is to construct a new two-family dwelling on a vacant lot.
(Continued from Regular Meeting of November 16, 2000)
33. 2000.049DDDD (CRAWFORD: 558-6358)
1021 FRANCISCO STREET, between Larkin and Polk Streets, Lot 023 in Assessor's Block 0477, proposing to construct vertical and horizontal additions to the existing two-family dwelling consisting of two stories of living space above a garage. A new story of living space with a rear projecting deck and stairs is proposed above the existing living space and a portion of the existing building envelope will be extended to the rear in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as per the revised plans submitted on September 20, 2000.
34. 2000.1034D (JONES: 558-6477)
220 MAGELLAN, northwest side between Pacheco Street and Sola Avenue, Lot 005 in Assessor's Block 2863, proposing to construct a two-story horizontal addition at the rear of the property in a RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
35. 2000.884D (PURVIS: 558-6354)
688 POWHATTAN AVENUE, Appeal of a determination of compatibility, pursuant to Planning Code Section 242(e)(6)(B), of Building Permit Application No. 2000/04/04/6293, to construct a 3-story, single-family dwelling at a height of 30 feet and with two off-street parking spaces. The project site is within an RH-1 (Residential, House, One-Family) District, with a 40-X Height and Bulk designation and is within the Bernal Heights Special Use District.
Preliminary Recommendation: Take Discretionary Review and approve project with modifications
(Continued from Regular Meeting of November 16, 2000)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: _____

Terry Gwiazdowski
S.F. Pub. Library, Gov. Doc. Dept.
Civic Center Larkin & Grove
San Francisco, CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

DEC 11 2000

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 14, 2000

2:00 PM

Regular Meeting

Please note time change

President: Anita Theoharis

Vice President: Beverly Mills

Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay; Cynthia Joe; Jim Salinas, Sr.

Acting Commission Secretary: Andrea Green

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, fifth floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Andrea Green, Acting Commission Secretary, at (415) 558-6266.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

2:00 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Roslyn Baltimore; Hector Chinchilla; William W. Fay;
Cynthia Joe; Jim Salinas, Sr.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.436C (SMITH: 558-6322)
1594 - 43RD AVENUE - northeast corner of the intersection of Lawton Street and 43rd Avenue; Lot 017 in Assessor's Block 1888 -- Request for Conditional Use Authorization under Planning Code Section 710.83 to install three antennas in a canister on the roof and two equipment cabinets and one battery cabinet in the garage of a mixed-use building located in a (NC-1) Neighborhood Commercial Cluster District and a 40-X Height and Bulk District. The subject site is a Limited Preference 6 site according to Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
Preliminary Recommendation:
(Proposed for Continuance to January 11, 2001)
2. 2000.270C (BRESPANUTTI: 575-6892)
535-537 VALENCIA STREET - east side between 16th and 17th Streets; Lot 044 in Assessor's Block 3569 - Request for Conditional Use Authorization to (1) allow continued operation of an existing large (over 1,000 square feet) fast food restaurant, presently d.b.a. "Cable Car Pizza," per Section 726.43 of the Planning Code, and (2) to extend the hours of operation from 2:00 a.m. to 3:00 a.m., per Section 726.27, in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval of Large Fast Food Restaurant use; disapproval of extended hours.
(Continued from Regular Meeting of December 7, 2000)
(Proposed for Continuance to January 11, 2001)
3. 2000.985C (CHIN: 558-6897)
1176 SUTTER STREET (AKA, 1214 POLK STREET) - northeast corner at Polk Street; Lot 011 in Assessor's Block 0669 -- Request for Conditional Use authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing bar, d.b.a. An Sabin, as required by Planning Code Section 723.48, in the Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to January 11, 2001)
4. 2000.1007T (LORD: 558-6311)
LIVE-WORK TO LOFT HOUSING AMENDMENT - Consideration of adoption of amendments to Part II, Chapter II, of the San Francisco Municipal Code (Planning Code) by amending Sections 102.7 and 102.13 to redefining "live/work" units as "loft housing" and classifying them as residential uses; repealing Section 233 regarding live/work; adding Section 232 to establish requirements for loft housing that would subject it to existing live/work controls except that there would be no restriction on the nature of work which could be performed in the unit so long as the use is permitted in the SSO (Service/Secondary Office) Zoning District and no requirement that the occupant(s) work in the unit, would establish density standards, would require loft housing to comply with existing inclusionary

housing policies, would require loft housing in residential areas to comply with all requirements for residential uses including the residential design guidelines, would require loft housing constructed in areas not zoned residential to comply with non-residential design guidelines and all requirements for residential uses except for height, front setback and open space requirements, would establish procedures for converting live/work units to non-residential uses, and would establish loft housing rear yard standards; states that this ordinance supersedes any inconsistent Planning Commission policies.

Preliminary Recommendation: Adopt the Draft Ordinance

(Continued from Regular Meeting of December 7, 2000)

(Proposed for Continuance to January 11, 2001)

5. 2000.1026C (WOODS: 558-6315)
4314 CALIFORNIA STREET - north side, between Fifth and Sixth Avenues, Lot 14 in Assessor's Block 1365 -- Request for Conditional Use Authorization under Sections 303 and 710.27 of the Planning Code to extend the bar hours of an existing bar and restaurant establishment (the V Pub Bar and Grill) from 11:00 p.m. to 2:00 a.m. in an NC-1 (Neighborhood Commercial Cluster District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 18, 2001)
6. 2000.1118DDDD (NIKITAS: 558-6306)
33 WALNUT STREET - between Pacific and Jackson Streets, Lot 002 in Assessor's Block 0972 - proposing to demolish existing rear deck and bay, and to add a rear expansion 19'-10"+ deep at the first floor and crawl space and 15'-10" deep at the second-story with a roof deck above and a new attic level dormer in front in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve project as submitted
(Proposed for Continuance to January 18, 2001)
7. 2000.856C (FALLAY: 558-6367)
445 BURNETT AVENUE - southeast corner of Burnett and Dixie Avenues, Lot 024 in Assessor's Block 2756 -- Request for a Conditional Use Authorization under Planning Code Section 209.1(h) to allow an additional single family dwelling unit on the subject property for a total of thirteen units in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.
PROJECT HAS CHANGED FROM ORIGINAL NOTICE. A NEW NOTICE WILL BE ISSUED. THE PROJECT AS DESCRIBED ABOVE IS NO LONGER BEFORE THE COMMISSION FOR CONSIDERATION.
8. 2000.385C (SANCHEZ: 558-6679)
2001 UNION STREET - southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541: Request for Conditional Use Authorization pursuant to Section 725.83 of the Planning Code to install a total of eight antennas on the existing rooftop penthouses and an equipment shelter on the second floor of the existing six-story mixed-use building as part of Nextel's wireless telecommunications network within the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Preference 2 (co-location site).
Preliminary Recommendation: Pending
(Continued from Regular Meeting of December 7, 2000)
(Proposed for Continuance to February 1, 2001)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of Adoption - draft minutes of November 2, and 9, 2000.
10. Commission Matters

C. DIRECTOR'S REPORT

11. Director's Announcements.
12. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

D. REGULAR CALENDAR

13. DWELLING UNIT MERGER POLICY (WILSON: 558-6602)
Policy discussion on the removal of dwelling units. Consideration for adopting a policy of Discretionary Review of all permit applications that result in the removal of a legal dwelling unit.
14. 2000.996T (HERRERA: 558-6316)
HOURS OF OPERATION - Consideration of amendments to the Planning Code Sections 206.3, 209.8 and to add Section 303 (c)(7) to require Conditional Use Authorization with Good Neighbor Policies per Section 805.5 for hours of operation between 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts for billiard hall, dance hall, nightclub, other amusement enterprise and nighttime entertainment activities, and adult entertainment; and to require Conditional Use Authorization for hours of operation between 2 a.m. to 6 a.m. in the RC-3 and RC-4 Districts for bars and various eating establishments (full-service restaurant, large fast-food restaurant, and small self service restaurant); and to amend Sections 210.3 and 221(f) to require Conditional Use Authorization to operate amusement and adult entertainment enterprises in C-3-R and C-3-G districts between the hours of 2 a.m. to 6 a.m. Recommendation: Adoption of proposed amendments.
Note: On November 9, 2000, following public testimony, the Commission closed public hearing. A motion to approve the legislation failed to carry by a vote of +2 -5. Commissioners Baltimore, Chinchilla, Mills and Theoharis voted against. The matter was then continued to December 7, 2000.
(Continued from Regular Meeting of December 7, 2000)
15. 2000.324R (ASSEFA: 558-6625)
COLIN COURT (AKA COLIN PLACE) STREET VACATION - easterly of Jones Street between Post and Geary Streets on Assessor's Block 305 - Consideration of a proposal to vacate Colin Court (AKA Colin Place) and install a steel gate at its entrance.
Preliminary Recommendation: Finding proposal not in conformity with the General Plan.
16. 2000.994ET (SHOTLAND: 558-6308)
INCREASING PENALTIES FOR VIOLATION OF REGULATIONS GOVERNING GENERAL ADVERTISING SIGNS - Consideration of a proposal to Adopt an Amendment to Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by amending Section 176 and adding Section 610 to substantially increase the penalties for violation of regulations governing general advertising signs. Fees and administrative penalties collected pursuant to Section 610 would be used to establish and fund a Planning Code Special Account which

would be used to fund sign regulation enforcement activities and graffiti removal. The proposed Planning Code amendment was introduced by Supervisor Leno at a Board of Supervisors hearing on July 31, 2000 (Board of Supervisors File No. 001391). Testimony and Commission considerations could result in recommendations to modify the proposed legislation.

Preliminary Recommendation: Adopt the Draft Ordinance.

17. 1999.346TZ (MALTZER: 558-6391)
ADOPTION OF NEW POLICIES REGARDING OFFICE USE AND CONVERSION OF LIVE/WORK (LOFT HOUSING) WITHIN INTERIM INDUSTRIAL PROTECTION ZONES AND MIXED USE HOUSING ZONES - Consideration of adopting new policies to discourage office development and to further discourage the conversion of live/work to office within the Interim Controls boundary area. These new policies are to supplement existing policies previously adopted August 5, 1999 (CPC Res. 14861).
Preliminary Recommendation: Adopt Resolution creating new policies within Interim Zones (Continued from Regular Meeting of December 7, 2000)
- 18a. 1999.849E (NAVARRETE 558-5975)
809-821 FOLSOM STREET - 78 RESIDENTIAL UNITS - Appeal of a Negative Declaration. Assessor's Block 3752 Lots 92, 93, and 94, at 809-821 Folsom Street. The proposal is the new construction of 78 residential units (32 one-bedroom and 46 two-bedroom) in a five-story plus basement, 56-foot tall, approximately 108,100-gross-square-foot building covering a 28,875 square foot site. The project site is currently occupied by a 58-car public parking lot and two-story concrete buildings totaling approximately 14,600 square feet, which would be demolished. The project would include about 76 parking spaces located in a basement parking garage with entrance and exit both on Folsom Street. The project sites in the South of Market Residential/Service District (SOM RSD) and the 40-X/85-B Height and Bulk District. The site lies within the Mixed-Use Housing District of the Industrial Protection Zone (IPZ). (Continued from Regular Meeting of November 2, 2000)
Preliminary Recommendation: Uphold Preliminary Recommendation
- 18b. 1999.849VC (GORDON: 558-6309)
821 FOLSOM STREET, on the south side, a through lot to Shipley Street between Fourth and Fifth Streets, Lots 92, 93, 94 in Assessor's Block 3572 -- Request for Conditional Use Authorization to: (1) allow a 56-foot tall structure above the 40-foot base height under Planning Code Section 263.11(b) and (e); and (2) allow exceptions to bulk limit of the 85-B bulk district above 50-feet in height as stated in Planning Code Section 270 and pursuant to Planning Code Section 271(b) and (c); and (3) provide off-street parking in excess of the accessory amounts as defined in Planning Code Section 204.5 pursuant to Planning Code Section 157(a), (b), and (d). The site is within the RSD (Residential/Service Mixed Use) District and the Mixed-Use Housing Area of the Industrial Protection Zone. The site is also within a 40-X/85-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 18c. 1999.849VC (GORDON: 558-6309)
821 FOLSOM STREET - south side, a through lot to Shipley Street between Fourth and Fifth Streets, Lots 92, 93, 94 in Assessor's Block 3572. Request for a rear yard exception under Planning Code Sections 134(e) and 307(g). Planning Code Section 134(a)(1), requires the minimum rear yard of the subject site to be 41.25 feet in depth (equal to 25 percent of the total depth of the lot), from the Shipley Street property line -- occupying about 7,219-square feet in area. The Project Sponsor proposes to replace the required rear yard with a central

courtyard of approximately 6,200-square feet, and other roof deck open areas of approximately 1,760-square feet. The site is within the RSD (Residential/Service Mixed Use) District, a 40-X/85-B Height and Bulk District and the Mixed-Use Housing Area of the Industrial Protection Zone.

- 19a. 2000.052E (JAROSLAWSKY: 558-5970)
14, 20, 26, 32, 38, 50, and 56 ARCO WAY and three additional vacant lots -**Appeal of a Preliminary Negative Declaration.** The vacant project site is located on lots 024 through 028, lot 032, lots 037 through 039 and lot 051 located on block 3154 within the Outer Mission District of the City of San Francisco. The address of the project site is 14, 20, 26, 32, 38, 50, and 56 Arco Way and three additional vacant lots. The proposed project includes the rezoning of the lots from Public (P) to Residential House-One Family (RH-1) with a 40-X Height and Bulk Designation and the construction of one, single-family structure on each legal lot. Each structure would be approximately 2,000 square feet, contain a two-car garage and be a maximum of 30 feet in height. The lots are along the northern side of Arco Way and range from 1,973 square feet to 9,900 square feet and abut the Bay Area Rapid Transit tracks to the north.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of November 9, 2000)
- 19b. 2000.052EZ (BORDEN: 558-6321)
14, 20, 26, 32, 38, 50, and 56 ARCO WAY and three additional vacant Lots, north side of Arco Way, abutting the Bay Area Rapid Transit tracks; Lots 024, 025, 026, 027, 028, 032, 037, 038, 039, and 051 in Assessor's Block 3154 -- Request to reclassify the subject property from P (Public District) to RH-1 (Residential, House, One-Family District) with a 40-X Height and Bulk District designation. The rezoning of these parcels is related to building permit applications on file with the Department to construct ten single-family structures on the ten existing vacant lots. Each single-family dwelling will require separate approval under the building permit application process.
Preliminary Recommendation: Adoption of the Zoning Map Amendment.
(Continued from Regular Meeting of November 9, 2000)
- 20a. 2000.656CV (MIRAMONTES: 558-6348)
1988 (formerly 1946) VAN NESS AVENUE, east side between Washington and Jackson Streets, Lot 10A in Assessor's Block 598 --Request for Conditional Use Authorization under Planning Code Section 209.8(d) for the provision of 14,910 square feet of office space located above the ground floor on a site located within an RC-4 (Residential-Commercial Combined, High Density) District, 80-D Height and Bulk District, the Van Ness Special Use District and the Van Ness Special Sign District. Conditional Use Authorization is also required under Planning Code Section 253.2 for alteration which causes the structure to exceed 40 feet in height. The proposal is to add two new stories plus a top-floor mezzanine to an existing three-story building.
Preliminary Recommendation: Approve with conditions
- 20b. 2000.656CV (MIRAMONTES: 558-6348)
1988 (formerly 1946) VAN NESS AVENUE, east side between Washington and Jackson Streets, Lot 10A in Assessor's Block 598 --Request for a rear yard variance under Planning Code Sections 134 and 243(c)(6) on a site located within an RC-4 (Residential-Commercial Combined, High Density) District, 80-D Height and Bulk District, the Van Ness Special Use District and the Van Ness Special Sign District. Section 134 of the Planning Code requires a minimum rear yard depth equal to 25 percent of the total depth of the subject lot. Section

- 134 further specifies that the rear yard shall be provided at the lowest story containing a dwelling unit and at each succeeding story of the building. The proposed project would provide a rear yard on the fifth level but not on the fourth level which would contain two residential units. Section 243(c)(6) allows for the rear yard requirement to be modified or waived by the Zoning Administrator if specific conditions outlined in Section 243(c)(6) are met.
21. 2000.944C (NIKITAS: 558-6306)
1527-1533 PINE STREET - south side through to Austin between Polk Street and Van Ness Avenue, Lots 018, 018A, and 019 in Assessor's Block 0667 - Request for Conditional Use Authorization under Planning Code Section 121.2 for use size exceeding 3,000 square feet within the Polk Street NC District (Lot 19) and Section 209.8(c) for a commercial establishment located above the ground floor in an RC-4 District (Residential-Commercial High Density) and the Van Ness Special Use District (Lots 18 and 18A). The properties are in 130-V and 65-A Height and Bulk Districts. The proposal is to convert three interconnected buildings from commercial and industrial uses (Albert Daini Fine Furniture) to business or professional services office space (West Coast Property Management).
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 7, 2000)
22. 2000.887C (YOUNG: 558-6346)
929 MARKET STREET - south side between 5th and 6th Streets; Lots 064, 074, 075 in Assessor's Block 3704: -- Request for Conditional Use Authorization pursuant to Section 219(c) of the Planning Code to establish office use, approximately 3,798 square feet in floor area, at the second story level of an existing commercial building within a C-3-R (Downtown Retail) District and 120-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of November 16, 2000)
23. 2000.988C (MARTIN: 558-6616)
399 FREMONT STREET - west side between Folsom and Harrison Streets, Lot 002 in Assessor's Block 3747 -- Request for a Conditional Use Authorization to allow a residential care facility for seven or more persons per Planning Code Section 209.3(c) in the RC-4 (Residential-Commercial Combined Districts, High Density) Zoning District, Rincon Hill Special Use District, and a 250-R Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 24a. 2000.641E (NAVARRETE: 558-5975)
1047 MISSISSIPPI STREET - **Appeal of a Negative Declaration** - The proposal is to demolish the existing 1,500 square foot one-story structure and construct a 14,500-square-foot, three-story building, with nine live/work units and 11 parking spaces. The building would be approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district, as well as within an Industrial Protection Zone (IPZ) Buffer, adopted by the Planning Commission as an interim zoning control. Conditional Use authorization would be required for live/work use in the IPZ Buffer.
Preliminary Recommendation: Uphold Negative Declaration
(Continued from Regular Meeting of November 16, 2000)
- 24b. 2000.641C (WONG: 558-6381)
1047 MISSISSIPPI STREET - east side, between 23rd and 25th Streets; Lot 012 in Assessor's Block 4224: Request for Conditional Use Authorization for the construction of

nine live/work units in an M-1(Light Industrial) / IPZ (Industrial Protection Zone) buffer Zoning District and a 40-X Height and Bulk District, per Planning Commission Resolution 14861.
Preliminary Recommendation: Approval with conditions.

E. SPECIAL DISCRETIONARY REVIEW HEARING

At Approximately **5:30 P.M.** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

24c. 2000.641D (WONG: 558-6381)
1047 MISSISSIPPI STREET, east side, between 23rd and 25th Streets; Lot 012 in Assessor's Block 4224: Staff-initiated discretionary review for removal of a vacant, 2,000 square foot industrial storage shed. Proposal to construct nine live/work units in a M-1(Light Industrial) / IPZ (Industrial Protection Zone) buffer Zoning District and a 40-X Height and Bulk District, per Planning Commission Resolution 14861.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.

25a. 1997.379E (NAVARRETE: 558-5975)
386 ALABAMA STREET: **Appeal of a Negative Declaration** - The proposal is to construct three buildings on a 49,700 square-foot lot bounded by Alabama, 16th, 17th and Harrison Streets (Assessor's Block 3967, Lot 1). The site is currently vacant and has several addresses on record: 386 Alabama Street, 2625 16th Street, 2001 Harrison Street, 2051 Harrison Street, and 2095 Harrison Street. The project would include a total of 64 live/work units, 9 retail/commercial spaces, and parking for 84 cars. There would be a total of approximately 15,834 square feet of commercial space, about 53,340 square feet of parking, and 83,159 square feet of live/work space. The total size of the three buildings combined would be approximately 153,400 square feet. The new buildings would be approximately 50 feet in height and would cover the entire lot. This proposed project is located in an M-1 (Light Industrial) Zoning District. It is also within the Industrial Protection Zone (IPZ) adopted by the Planning Commission as an interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration
(Continued from Regular Meeting of November 2, 2000).

25b. 1997.379D (GORDON: 558-6309)
386 ALABAMA/2625 16TH STREET - entire block bounded by 16th Street, Alabama Street, 17th Street and Harrison Street. Lot 1 in Assessor's Block 3967. Staff Initiated Discretionary Review of Building Permit Application Nos. 9801586, 9801587 and 9801588, proposing development of three four-story live/work buildings containing 64 units within the Industrial Protection Zone and the NEMIZ area. The three proposed buildings will contain 153,333 square feet total. The project also includes: 84 off-street parking spaces, three loading spaces and a maximum of nine ground-floor level commercial retail spaces, 84 off-street parking spaces and three off-street loading spaces. The proposed buildings would be approximately 50 feet tall. Per Planning Commission Resolution No. 14861, adopted on August 8, 1999, all live/work projects submitted prior to April 22, 1999 ("pipeline projects")

within the Industrial Protection Zone are subject to a mandatory Discretionary Review process before the Planning Commission. The subject building permit applications were submitted January 29, 1998. The project site is within the M-1 (Light Industrial) District, the Industrial Protection Zone, the NEMIZ area, and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take discretionary review, approve building permits as submitted.

(Continued from Regular Meeting of November 16, 2000)

26. 2000.045D (WANG: 558-6335)
1117-1125 OCEAN AVENUE - Lots 041 and 042, in Assessor's Block 6944 -- Request for Discretionary Review - proposing to demolish an existing ground-floor, single-family residence and storefront on Lot 042, demolish an existing storefront and a garage on Lot 041, and construct a new four-story, mixed-use building occupying both lots, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of November 9, 2000)
27. 2000.964DDDD (MEHRA: 558-6257)
250 SEA CLIFF AVENUE - Building Permit Application No. 200006213244, Case No. 2000.964D, for the property at Lot 1M on Assessor's Block 1307. The proposal is to construct a one-story addition--391 sq. ft. in size--on the second floor on an existing deck adjacent to the master bedroom suite, above the garage on the east side of the property. The addition will accommodate an exercise and dressing room and will not encroach into the required rear or side yards. This property is in an RH-1(D) (Residential, House, Single-Family Detached) district and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted
(Continued from Regular Meeting of November 16, 2000)
28. 2000.1042D (M. SNYDER: 575-6891)
261 FAIR OAKS STREET - east side between 23rd and 24th Streets, Lot 023 in Assessor's Block 3647, proposing to construct a one-story vertical addition at the rear of the house in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit applications as revised.
29. 2000.337D (M. SNYDER: 575-6891)
175 RUSS STREET/68 HARRIET STREET - northeast side between Folsom and Howard Streets and fronting on Harriet Street, Lot 089 in Assessor's Block 3731, proposing to demolish an existing warehouse building and construct 32 live/work units in two 16-unit buildings with 34 off-street parking spaces in a SLR (Service/Light Industrial/Residential Mixed-Use) District and an 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached

in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: _____

**The Planning Department
City and County of
San Francisco**

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursdays, December 21 & 28, 2000 and January 4, 2001*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursdays, December 21 & 28, 2000 and January 4, 2001** had been canceled. The next Regular Meeting of the Planning Commission will be held on **Thursday, January 11, 2001.**

Andrea Green
Acting Commission Secretary

PLANNING COMMISSION ROSTER

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VICE-PRESIDENT	BEVERLY MILLS
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